



# ***2006 Development Activity Report***

***Gwinnett County  
Department of Planning and Development  
Planning Data Services Section***

***\$10.00***



## **2006 DEVELOPMENT ACTIVITY REPORT**

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# 2006 DEVELOPMENT ACTIVITY REPORT

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## 1.0 Introduction

The **2006 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 2006. 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 2006 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 2006. The last section, Building Permit Activity presents and analyzes residential and nonresidential building permits issued in 2006. Maps of the 2006 rezonings and development permits are located in each respective section. Listings of the rezonings and development permits are located in the appendix. This report and previous development activity reports are also available in PDF format on the Gwinnett County Department of Planning and Development's [Data & Maps](#) web site page. In addition, PDF reports of building permits issued weekly, development permits received and issued weekly, and weekly development plan review project submittals are available on the Department's [web site](#). Users can also [search the Department's permit database](#) through the web site using several selection criteria including location, name and date ranges.

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.**

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### 2.0 Rezoning Activity

Information concerning the number and outcome of rezoning applications processed annually since 1986 is presented in Table 1 and Figure 1. In 2006 the Planning Division accepted 148 rezoning applications. Of the 148 rezoning requests filed in 2006, 16 applications were withdrawn, four cases were tabled, 108 applications were approved, and 20 requests were denied. Information about each 2006 RZC, RZM, and RZR rezoning case is located in the appendix and their locations are depicted on Figures 2 through 4.

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. However, there was another change in the county's rezoning procedures during that year. While the limit of 14 rezoning applications and eight (8) unrelated Special Use Permits accepted per month remained, rezoning cases were assigned to monthly public hearing agendas based upon the type of proposed development or zoning category requested. For example, RZC cases include commercial, office and industrial requests, RZM cases include multifamily and townhome applications, and RZR cases are for single-family subdivision proposals. Rezoning cases are processed on a quarterly basis depending on case type.

**Table 1**  
**1986- 2006 Rezoning Applications**

Year	Accepted	Withdrawn	Approved	Denied	Tabled
2006	148	16	108	20	4
2005	164	10	115	36	3
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

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In 2004, another significant procedural change occurred with the creation of the Change in Conditions (CIC) 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 case type was enacted and these cases are scheduled for the next available agenda regardless of development type in contrast to the other rezoning case types (RZR, RZC, and 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 Current Planning Section processed 45 CIC requests during 2006.

In addition, 136 Special Use Permits (SUP) were also processed in 2006. SUPs are not tracked in this report since most are for minor uses or uses that do not change the primary land use on a piece of property. However, stand-alone SUPs are granted for R-100 and R-75 Modified and Conservation Subdivision Ordinance subdivisions (CSO). In 2006, there were 15 SUPs approved for Modified or CSO subdivisions with approximately 1,040 proposed housing units. These data are for information purposes only since many of these units may have already been included in housing unit totals from historical rezoning cases. For instance, an applicant may seek an SUP for a CSO subdivision on a parcel previously zoned R-100. The difference in the total number of housing units will be the increased number allowed because of the greater densities associated with Modified and CSO developments.

Figure 1

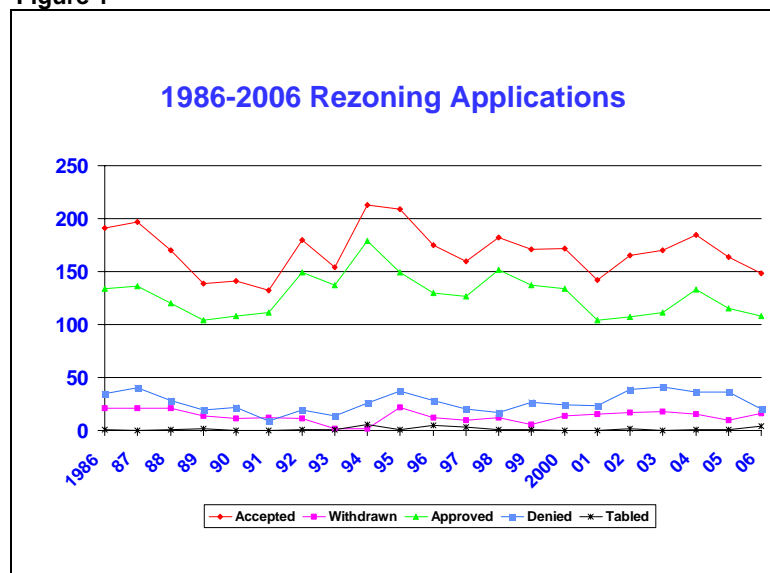


Figure 1 demonstrates the cyclical nature of rezoning activity that reflects trends in the local and regional economy in general and the local real estate market more specifically. As depicted in the figure, rezoning activity was very high in the middle 1980s - a significant growth period locally, regionally, 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 had increased steadily until 2004 as many rezoning cases were now processed as CIC cases.

Generally, rezoning property is one of the first steps in the land development process; thus, historical rezoning activity may be used to roughly predict future levels and areas 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. However, not all property that is rezoned is developed and all property that is developed does not necessarily go through the rezoning process.



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Table 2 contains data concerning acreage, housing unit, and nonresidential space approved through rezonings annually since 1986. In 2006, 2,247 acres were rezoned with proposals for approximately 6,033 housing units and over 1.4 million square feet of commercial, office, warehouse and industrial space. While the amount of approved nonresidential square footage was slightly greater than last year, the number of proposed housing units dropped by over 1,400 units or 19 percent.

### 2.1 Residential Rezonings

Table 3 contains the number of housing units approved annually through rezonings since 1986 by residential zoning district. Housing unit information associated with rezonings should be used cautiously. The approved housing counts are either the applicant's request, a rezoning condition limiting the total number of units, a rezoning condition setting a housing unit density, or a calculation of a total number of housing units based on a standard density measure for various residential zoning districts. These housing units totals are **approximate** numbers. More specific unit data are provided in the development permitting process when site plans are more precise and a more concrete number of potential housing units are available.

With that caveat, in 2006 rezonings to the R-100 (single-family detached residential) zoning district accounted for 2,220 units or over one-third of the total number of approved housing units. Rezonings to the R-ZT (single-family detached residential) and R-TH (single-family residential townhouse) zoning districts accounted for the next largest number of units – 1,451 units or 24 percent and 1,347 units or 22 percent respectively.

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 available undeveloped land available in the county.

Rezonings to the R-100 zoning district accounted for a large number of housing units – 2,220 or 37 percent of the total approved housing units. Many of these changes to R-100 occurred in the more rural eastern areas of

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

Year	Acres	Housing Units	Square Feet (Million)
2006	2,247	6,033	1.441
2005	2,829	7,497	1.142
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			

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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, many of these rezonings were to the R-100 Modified or R-100 CSO district - zoning categories that allow for smaller lots and have large, 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, 356 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.

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

Year	RA-200	R-100	R-75	R-60	R-SR	R-ZT	R-TH	RM	HRR
2006	0	2,220	356	0	390	1,451	1,347	6	263
2005	0	3,488	1,090	140	NA	1,381	1,246	152	NA
2004	2	1,767	347	484	NA	2,770	NA	2,128	NA
2003	1	1,708	695	332	NA	1,761	NA	1,405	NA
2002	0	2,131	187	36	NA	1,494	NA	1,799	NA
2001	1	1,757	709	18	NA	1,177	NA	1,382	NA
2000	1	4,210	682	72	NA	1,167	NA	1,515	NA
1999	2	3,447	1,205	200	NA	2,082	NA	2,208	NA
1998	5	2,904	795	584	NA	754	NA	2,347	NA
1997	4	1,952	503	461	NA	338	NA	590	NA
1996	4	2,222	1,032	203	NA	90	NA	NA	NA
1995	3	1,677	1,302	430	NA	371	NA	1,496	NA
1994	9	3,651	2,821	395	NA	249	NA	3,426	NA
1993	7	5,487	775	899	NA	1,412	NA	247	NA
1992	7	1,680	2,312	3,433	NA	886	NA	194	NA
1991	3	1,484	1,354	0	NA	2,139	NA	0	NA
1990	5	1,102	2,321	0	NA	985	NA	890	NA
1989	2	247	2,554	0	NA	1,145	NA	46	NA
1988	22	559	337	0	NA	504	NA	0	NA
1987	58	1,430	871	0	NA	1,916	NA	3,024	NA

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.  
 No rezoning applications for multifamily developments were accepted in 1996.  
 Units in R-140 District 1987- 58, 1988-22, 1989-12. None Since.  
 Source: Gwinnett County Department of Planning and Development

There was a significant increase in the number of housing units that were approved in the R-ZT zoning district in 2006. Beginning in 2005, rezonings for townhome developments were no longer allowed in the R-ZT zoning category and rezonings to the R-ZT district became exclusively for single-family detached subdivisions. Over 1,400 single-family housing units were approved through R-ZT rezonings in 2006. 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 developments as these areas continue to urbanize and vacant, infill property is developed.

A former zoning district in the county – R-TH (single-family residential townhouse) was reactivated exclusively for townhome development. Over 1,300 townhome units were approved in this zoning district during 2006. Rezoning to R-TH for townhouse development occurred primarily in the more urbanized I-85 and Georgia Highway 316 corridors where adequate transportation facilities and sewer services are available.

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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 improved and Gwinnett County'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 percent 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 percent 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 percent 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. In 2005, rezonings to RM districts accounted for just 152 townhouse units. There were no rezonings for apartment developments in 2005. In 2006, there was only one rezoning to a RMD (multifamily duplex residential district) with six housing units. There were also no rezonings for apartment developments in 2006. Lastly, a new zoning district HRR (high rise residential) was enacted in 2006. There was one rezoning application approved as HRR with 263 proposed housing units.

### 2.2 Nonresidential Rezonings

Table 4 presents the amount of square feet and acres approved through rezonings for nonresidential land uses during 2006. Of the 37 cases approved for nonresidential uses, 28 changes were for commercial or retail uses encompassing over 1.3 million square feet of space, six changes were for office uses with 130,000 square feet, and three requests were approved for industrial uses totaling 9,000 square feet. Overall approximately 1.4 million square feet were approved through rezonings in 2006. The amount of nonresidential square feet approved

**Table 4**  
**2006 Nonresidential Rezonings by Land Use**

Land Use	Cases	Square Feet	Acres
Commercial/Retail	28	1,301,491	175.7
Office/Professional	6	130,700	13.6
Industrial	3	9,134	6.8
Total	37	1,441,325	196.1
Source: Gwinnett County Department of Planning and Development			

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annually through rezonings since 2001 had remained relatively stable after a high of 7.5 million square feet in 2000. The amount of space approved in 2006 rebounded as compared to 2005 - a notable increase of 26 percent.

### 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 2006 rezoning cases are depicted on Figure 2 through Figure 4 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 experienced the most rezoning activity - 74 cases or 69 percent of the approved rezonings. In comparison, 34 cases were approved in the remainder of the county.

The largest numbers of housing units – 3,457 were approved in the Dacula/East Gwinnett Planning Area followed by the Lawrenceville/Central Gwinnett Planning Area with 1,194 housing units. Rezoning in these two planning areas accounted for 77 percent of the total number of housing units approved through rezonings in Gwinnett County. In contrast, only 1,300 housing units were approved through rezonings in Gwinnett County's remaining planning areas.

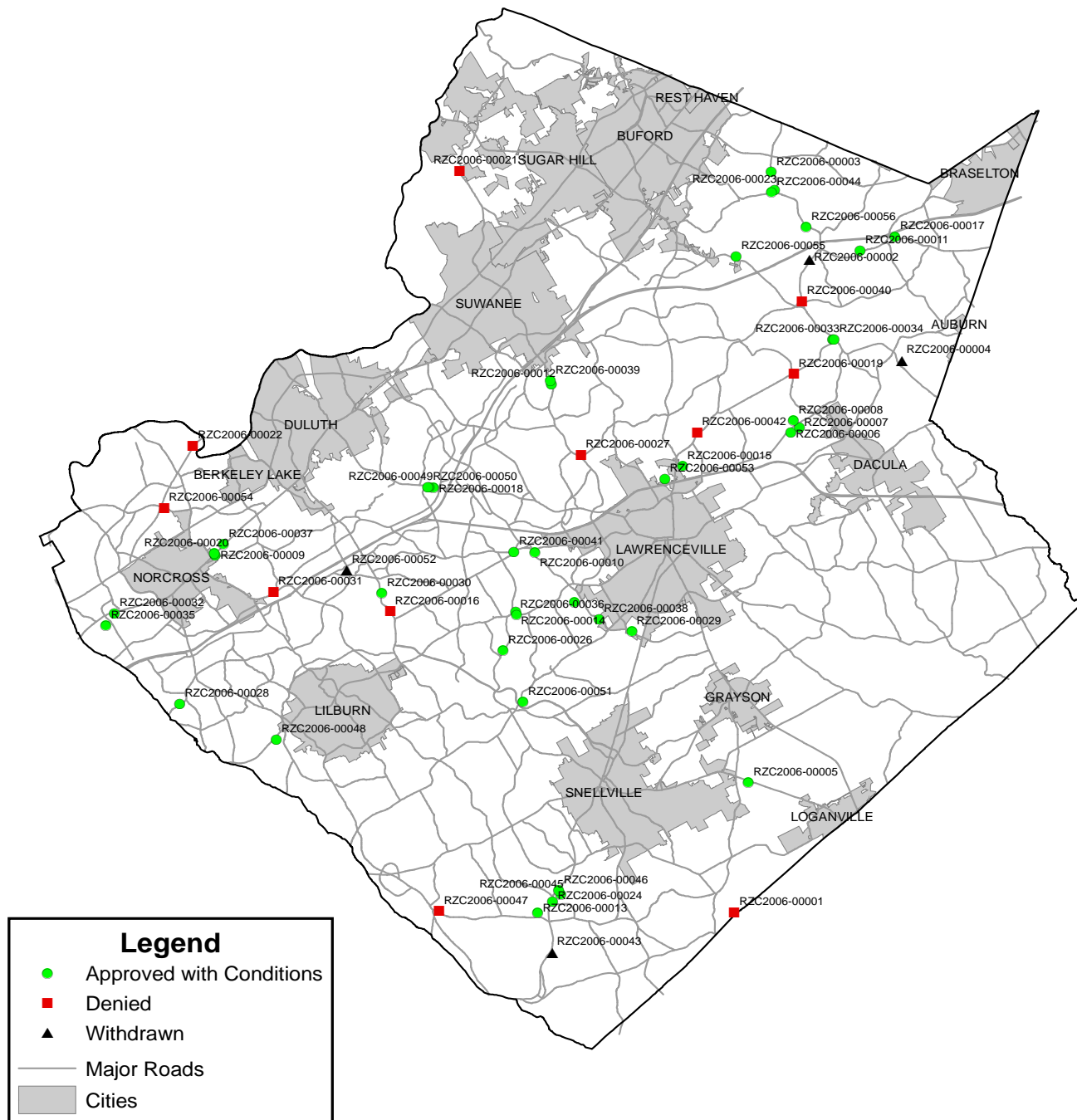
**Table 5**  
**2006 Rezoning Activity by Planning Area**

Planning Area	Cases	Housing Units	Square Feet	Acres
1-Buford/Sugar Hill	5	248	281,300	89.6
2-Duluth/Suwanee	6	518	54,299	187.9
3-Norcross/Peachtree Corners	7	109	30,000	19.5
4-Lilburn/Southwest Gwinnett	7	252	43,062	34.3
5-Lawrenceville/Central Gwinnett	26	1,194	498,674	237.8
6-Dacula/East Gwinnett	48	3,457	388,166	1,603.6
7-Snellville/Grayson	9	255	145,824	74.5
Total	108	6,033	1,441,325	2,247
*Approved cases only				
Source: Gwinnett County Department of Planning and Development				

While rezonings for nonresidential developments were somewhat more spatially distributed, the majority of the 2006 nonresidential space was still approved in the Lawrenceville/Central Gwinnett and Dacula/East Gwinnett Planning Areas. Nonresidential rezonings in these two planning areas accounted for 35 percent and 27 percent respectively of the 1.4 million square feet of nonresidential space approved through rezonings during 2006 in Gwinnett County.

Clearly development is primarily occurring in the central and eastern 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  
2006 RZC Rezoning Cases

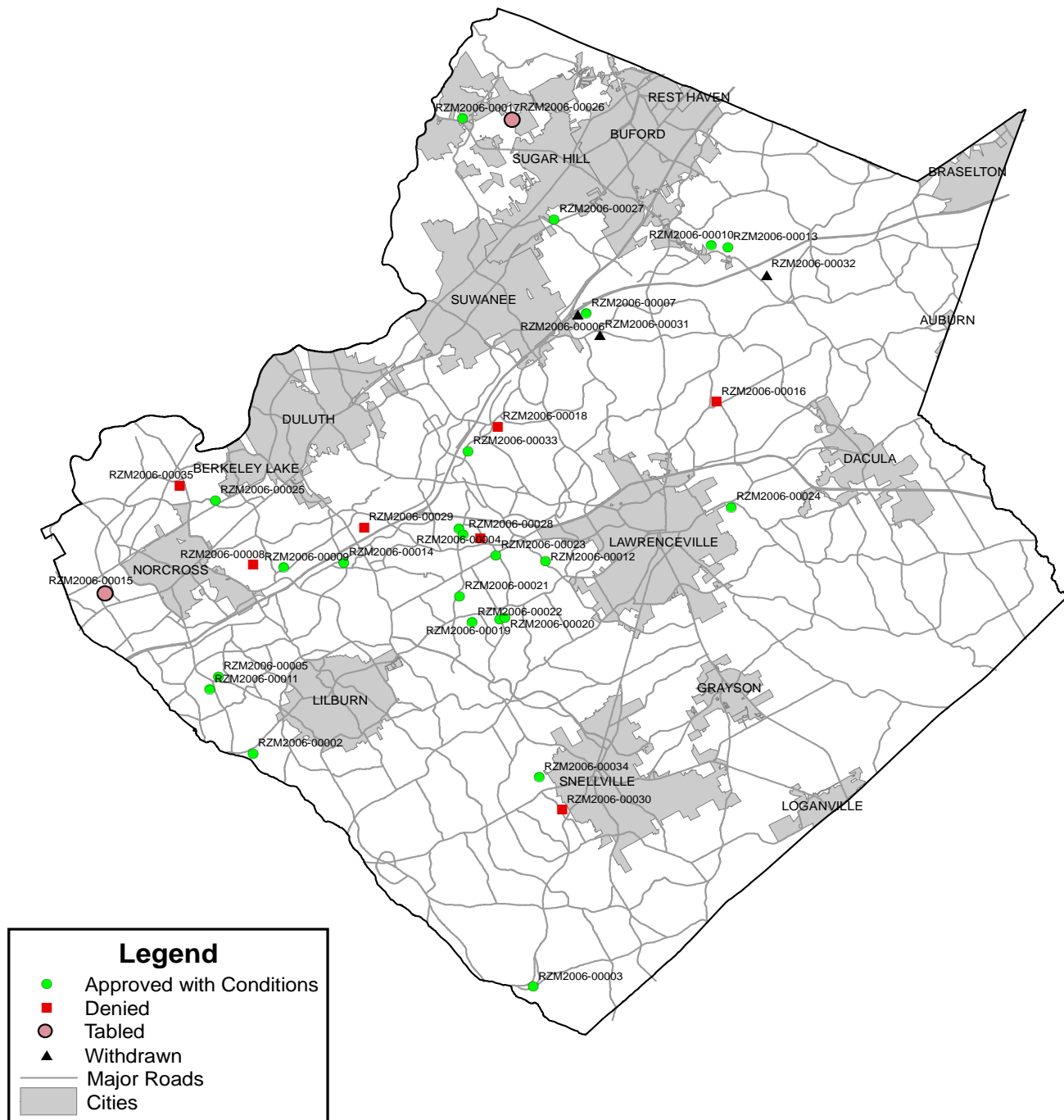


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0 1 2 4 Miles

Figure 3  
2006 RZM Rezoning Cases

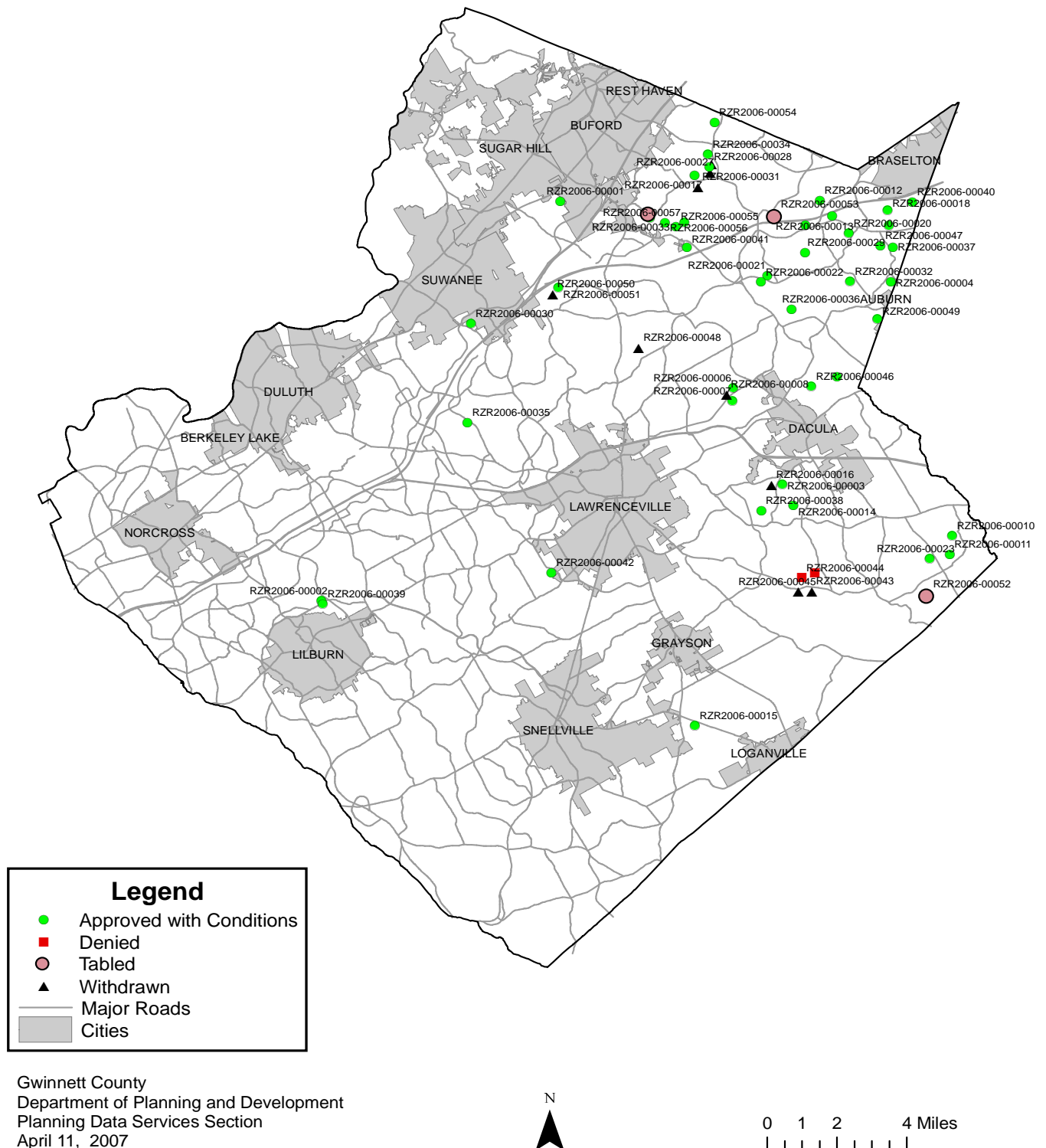


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0 1 2 4 Miles

Figure 4  
2006 RZR Rezoning Cases



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### 3.0 Development Permit Activity

This section of the report presents information concerning the number of permits, housing units and amount of square feet of nonresidential developments approved through Commercial (CDP), Multifamily (MDP), and Subdivision (SDP) Development Permits issued in 2006. The data presented in this section are for unincorporated Gwinnett County only and do not include development activity within the county's 15 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 by Gwinnett County since 1991. Complete listings of the 2006 Subdivision, Multifamily, and Commercial Development Permits are located in the Appendix while the locations of the permits are depicted on Figure 6 through Figure 9.

In 2006, Gwinnett County issued 396 Subdivision, Multifamily, and Commercial Development Permits approving over 6.6 million square feet of nonresidential space and 7,500 housing units on approximately 5,500 acres.

All of these numbers were less than last year with the exception of the amount of nonresidential space. While the number of permits dropped slightly, the number of approved housing units decreased dramatically by over 3,000 units or 28 percent.

After weathering the recession of the early 1990s, development permit activity in Gwinnett County has been dramatic. Since 1993, over 126,000 housing units, 102 million square feet of commercial, office and industrial space, and 4,200 hotel rooms were approved by Gwinnett County. Gwinnett County's real estate

**Table 6**  
**Annual Development Activity 1991-2006**

Year	Permits	Acres	Housing Units	Square Feet (Millions)	Hotel Rooms
2006	396	5,531	7,547	6.637	0
2005	419	4,728	10,609	5.682	0
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					

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markets were particularly strong from the late 1990s continuing into 2000. The relatively strong local, regional and national economies, low inflation rates, low interest rates, continued local population and employment growth, and the provision of quality public facilities and services have all contributed to the continued demand for housing and accompanying nonresidential space in Gwinnett County. In general, with some annual fluctuations, development activity in Gwinnett County has remained steady since 2000. On average, over 9,300 new housing units and 6.2 million square feet of nonresidential space has been approved annually in the county since 2000.

Table 7 presents the number of housing units and amount of nonresidential space permitted in Gwinnett County by land use through Subdivision, Multifamily, and Commercial Development Permits in 2006. As presented in the table, 76 permits were issued for single-family residential subdivisions. These proposed single-family subdivisions contained almost 6,000 residential lots. In addition to the single-family subdivisions, 25 permits were issued for townhome developments on 150 acres with over 800 proposed housing units. Lastly, three new apartment developments with 500 proposed units were approved in 2006.

In comparison to 2005, the number of approved single-family lots decreased by over 1,600 or 22 percent. The most dramatic change occurred in the number of planned townhome units. The number of townhomes dropped dramatically – 1,400 units or 62 percent. The number of additional apartment units proposed this year remained similar to the number approved in 2005.

**Table 7**  
**Housing Units, Square Feet, and Acres Permitted by Land Use in 2006**

Type	Permits	Housing Units	Square Feet	Acres
Single-family	76	5,998	NA	2,637
Townhomes	8	847	NA	150
Apartments	3	500	NA	33
Condominiums	1	59	NA	5
<b>Residential</b>	<b>88</b>	<b>7,404</b>	<b>NA</b>	<b>2,824</b>
Commercial/Retail	102	NA	2,270,449	385
Office	23	NA	857,144	109.4
Industrial	29	NA	1,347,086	132
Government <sup>1</sup>	32	NA	1,238,149	1,548
Institutional <sup>2</sup>	29	NA	573,236	227
Other <sup>3</sup>	92	NA	181,291	288
<b>Nonresidential</b>	<b>307</b>	<b>NA</b>	<b>6,467,355</b>	<b>2,689</b>
<b>Mixed-Use</b>	<b>1</b>	<b>143</b>	<b>170,000</b>	<b>18</b>
<b>Total</b>	<b>396</b>	<b>7,547</b>	<b>6,637,355</b>	<b>5,531</b>

<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

During 2006, 307 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 2,600 acres with over 6.6 million square feet of space. The amount of permitted nonresidential space increased from the 5.6 million square feet approved during 2005.

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## 2006 DEVELOPMENT ACTIVITY REPORT

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### 3.1 Development Permit Activity by Planning Area

Table 8 and Table 9 present the permits, housing units, acres, and nonresidential space approved in 2006 by planning area. The locations of the development permits issued during 2006 are depicted on Figure 6 through Figure 10 while a list of the development permits is provided in the appendix. An examination of land development activity by planning area reveals that the largest number of permits – 93 were issued in the Lawrenceville/Central Gwinnett Planning Area followed by the Dacula/East Gwinnett Planning Area and Snellville/Grayson Planning Area with 79 and 71 permits respectively. Lawrenceville/Central Gwinnett accounted for 23 percent of Gwinnett County's development permit total. In contrast, the least amount of development permit activity occurred in the Buford/Sugar Hill Planning Area where only 14 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**  
**2006 Development Permits by Planning Area**

Planning Area	Residential			Nonresidential			Total	
	Permits	Units	Acres	Permits	Square Feet	Acres	Permits	Acres
1-Buford/Sugar Hill	7	486	180	7	27,923	18	14	198
2-Duluth/Suwanee	4	347	73	46	1,601,220	441	50	514
3-Norcross/Peachtree Corners	6	356	61	48	584,825	199	54	260
4-Lilburn/Southwest Gwinnett	6	356	110	29	477,647	90	35	200
5-Lawrenceville/Central Gwinnett	18	1,760	538	75	1,825,076	1130	93	1,669
6-Dacula/East Gwinnett	28	2,520	1,174	51	650,614	462	79	1,636
7-Snellville/Grayson	20	1,722	706	51	1,470,050	349	71	1,055
Total	89	7,547	2,842	307	6,637,355	2,689	396	5,532
Residential includes Apartments, Condominiums, Single-family, Townhomes, and Mixed-use.								
Nonresidential includes Commercial/Retail, Industrial, Office, Government, Institutional, and Other.								
Source: Gwinnett County Department of Planning and Development								

Residential development data for 2006 indicate that most housing growth occurred in the central, eastern, and southeastern portions of the county. Proposed housing developments in the Lawrenceville/Central Gwinnett, Dacula/East Gwinnett, and Snellville/Grayson planning areas accounted for 66 or 74 percent of the residential permits and over 6,000 or 80 percent of the housing units approved in Gwinnett County during 2006.

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 2006, 26 single-family subdivisions and two townhome communities were permitted in this area with over 2,500 approved housing units. As an indicator of the level of development activity occurring in the eastern area of the county, these three census tracts alone accounted for one-third of the county's total number of residential development permits and proposed housing units.

## 2006 DEVELOPMENT ACTIVITY REPORT

Despite being one of the more developed areas of the county, Central Gwinnett experienced significant permit activity during the past year. Over 1,700 new housing units were permitted in this planning area with census tract 505.09 located east and southeast of Lawrenceville accounting for the largest number of new homes – 649 units. Despite being a relatively heavily developed area, Lawrenceville/Central Gwinnett experienced a sizeable amount of building activity including apartment, townhome, and single-family development primarily on infill properties. The Snellville/Grayson Planning Area also experienced a large amount of residential development activity during 2006. Over 1,700 new housing units were proposed in this planning area; however, with four single-family subdivision permits, census tract 507.05 located east of Snellville accounted for 25 percent or 418 of the planning area's proposed housing units.

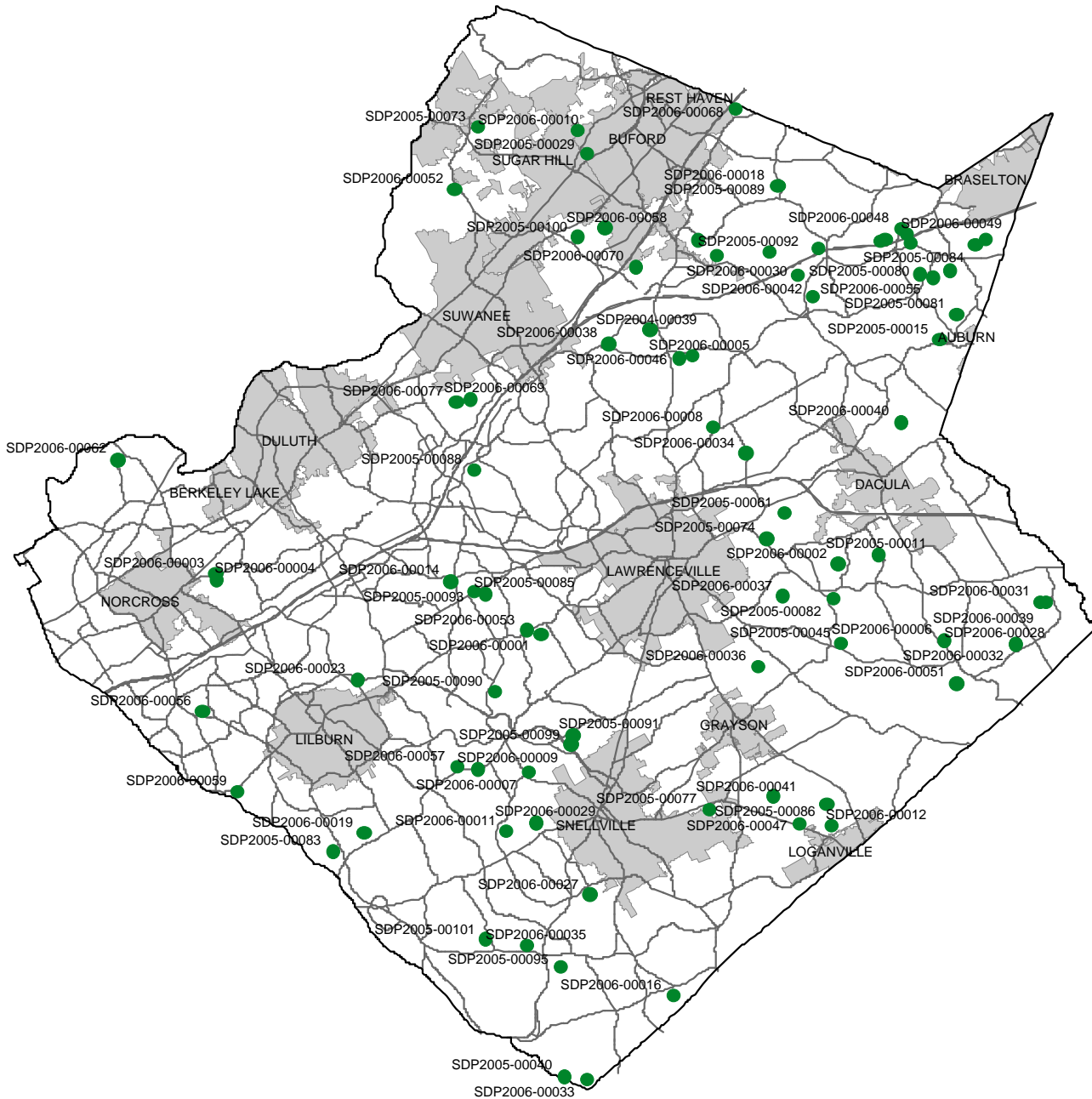
Generally residential development has occurred in the central, eastern, and southeastern areas of Gwinnett because of the availability of undeveloped property, the continued expansion of sewer service and other public facilities, and access to major transportation arteries and regional employment centers. However, there has also been significant residential development in areas that are commonly thought to be heavily developed. For instance, over 700 new housing units have been proposed on infill properties located throughout the Norcross and Lilburn areas of southwest Gwinnett.

The Lawrenceville/Central Gwinnett Planning Area had the largest number of permits for nonresidential development. The 75 nonresidential development permits issued in the planning area accounted for 24 percent of Gwinnett County's total and the 1.8 million square feet of nonresidential space comprised 27 percent of Gwinnett County's total permitted nonresidential space. The Duluth/Suwanee Planning Area had the next largest amount of nonresidential space permitted – over 1.6 million square feet followed by Snellville/Grayson with 1.4 million 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 areas' phenomenal residential development has created continued demand for retail, commercial, and institutional facilities and services.

**Table 9**  
**2006 Residential Development Permits Issued by Planning Area**

Area	Housing Type	Permits	Units
1 - Buford/Sugar Hill	Single-family	7	486
2 - Duluth/Suwanee	Single-family	2	65
	Townhouse	2	282
3 - Norcross/Peachtree Corners	Apartments	2	240
	Single-family	4	116
4 - Lilburn/Southwest Gwinnett	Condominiums	1	59
	Single-family	3	208
	Townhouse	2	89
5 - Lawrenceville/Central Gwinnett	Apartments	1	260
	Single-family	16	1,443
	Townhouse	1	57
6 - Dacula/East Gwinnett	Single-family	26	2,207
	Townhouse	2	313
7 - Snellville/Grayson	Mixed-Use	1	143
	Single-family	18	1,473
	Townhouse	1	106
Gwinnett County	Apartment	3	500
	Condominiums	1	59
	Mixed-use	1	143
	Single-family	76	5,998
	Townhouse	8	847
	Total	89	7,547
Source: Gwinnett County Department of Planning and Development			

Figure 5  
2006 Subdivision Development Permits

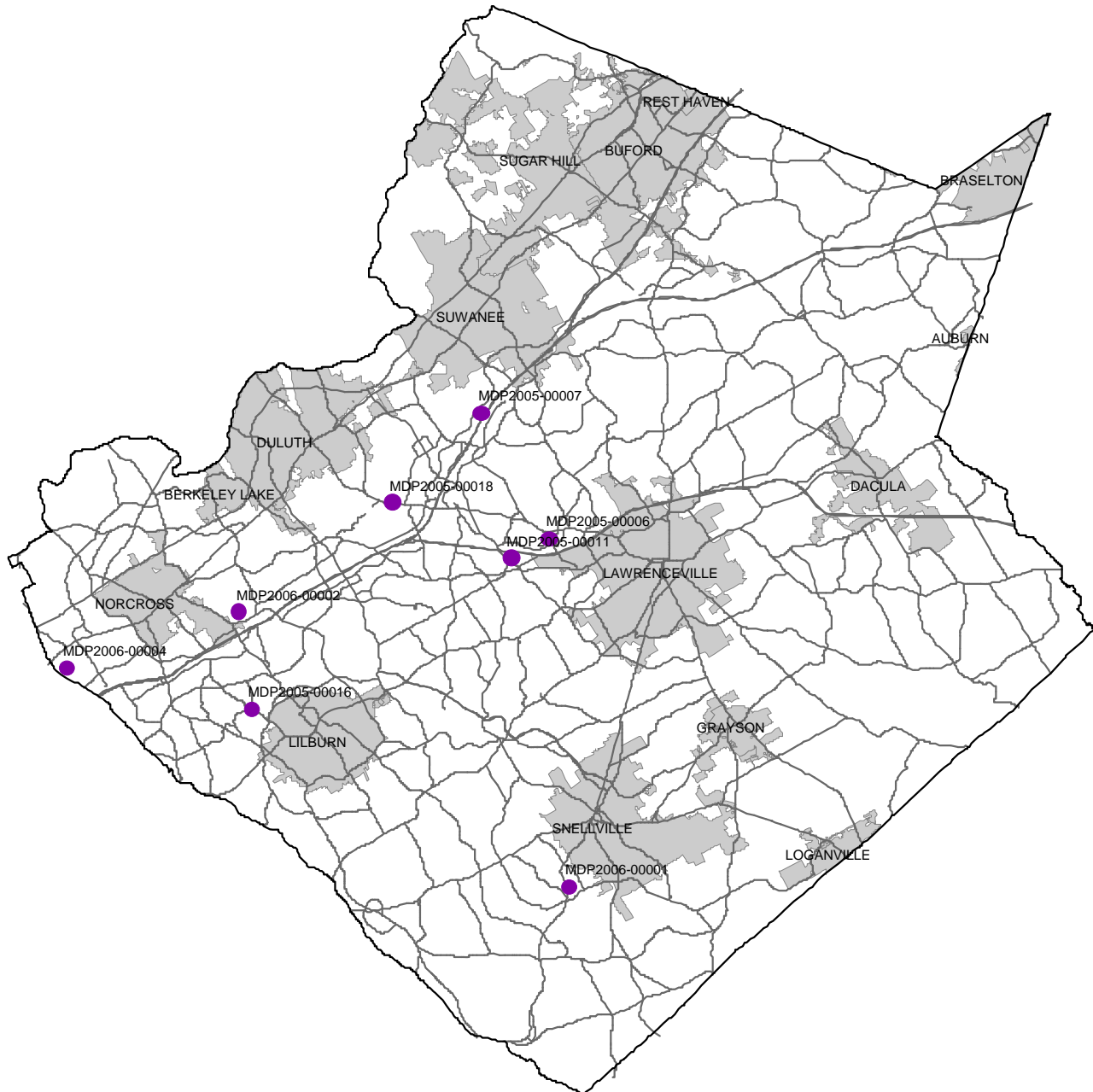


Gwinnett County  
Department of Planning and  
Planning Data Services Section  
January 23, 2007



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Figure 6  
2006 Multifamily Development Permits



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January 23, 2007



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Figure 7  
2006 Commercial Development Permits  
(all 2003-2005 CDPs)

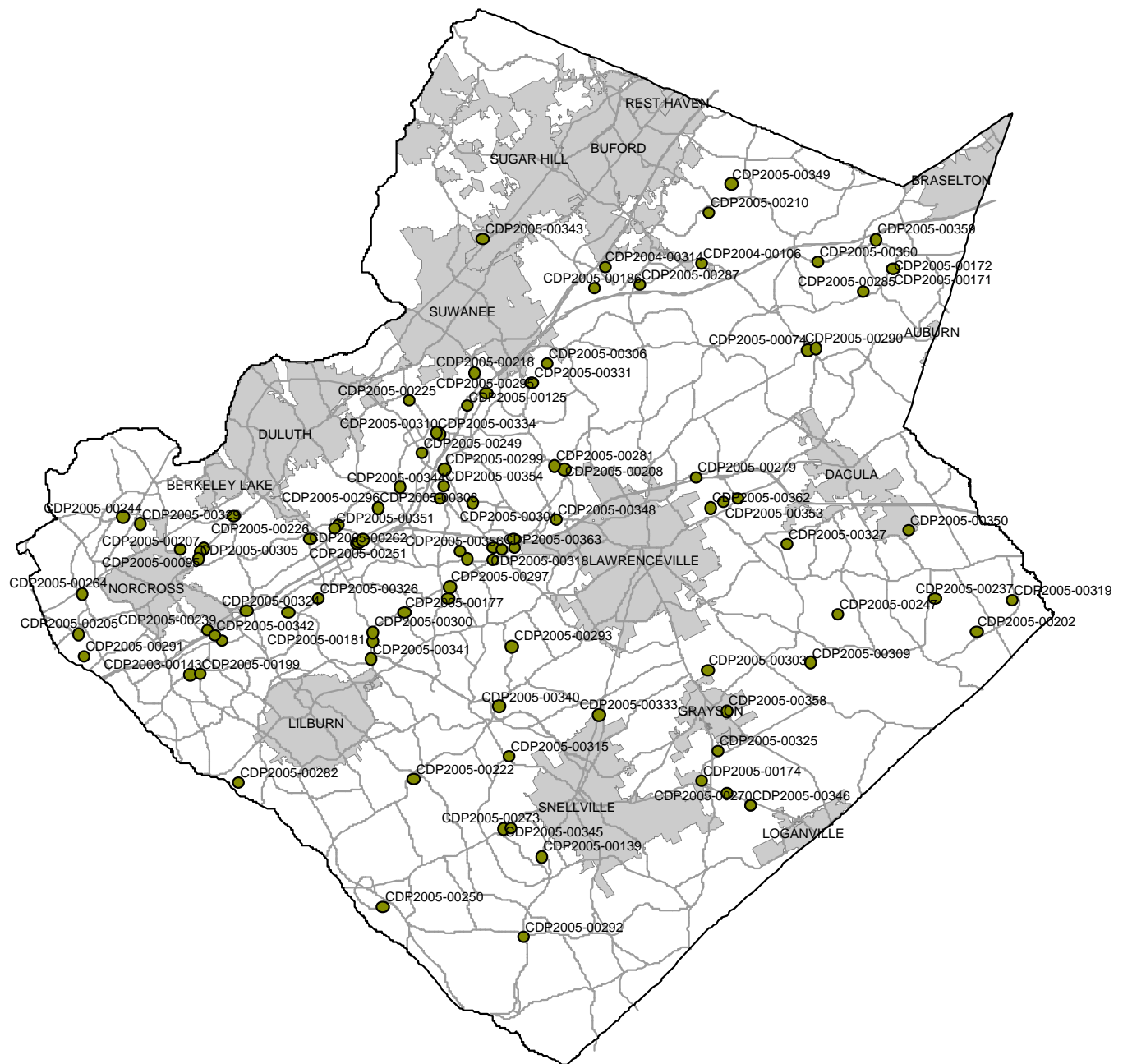




Figure 8  
2006 Commercial Development Permits  
(CDPs 2 through 124)

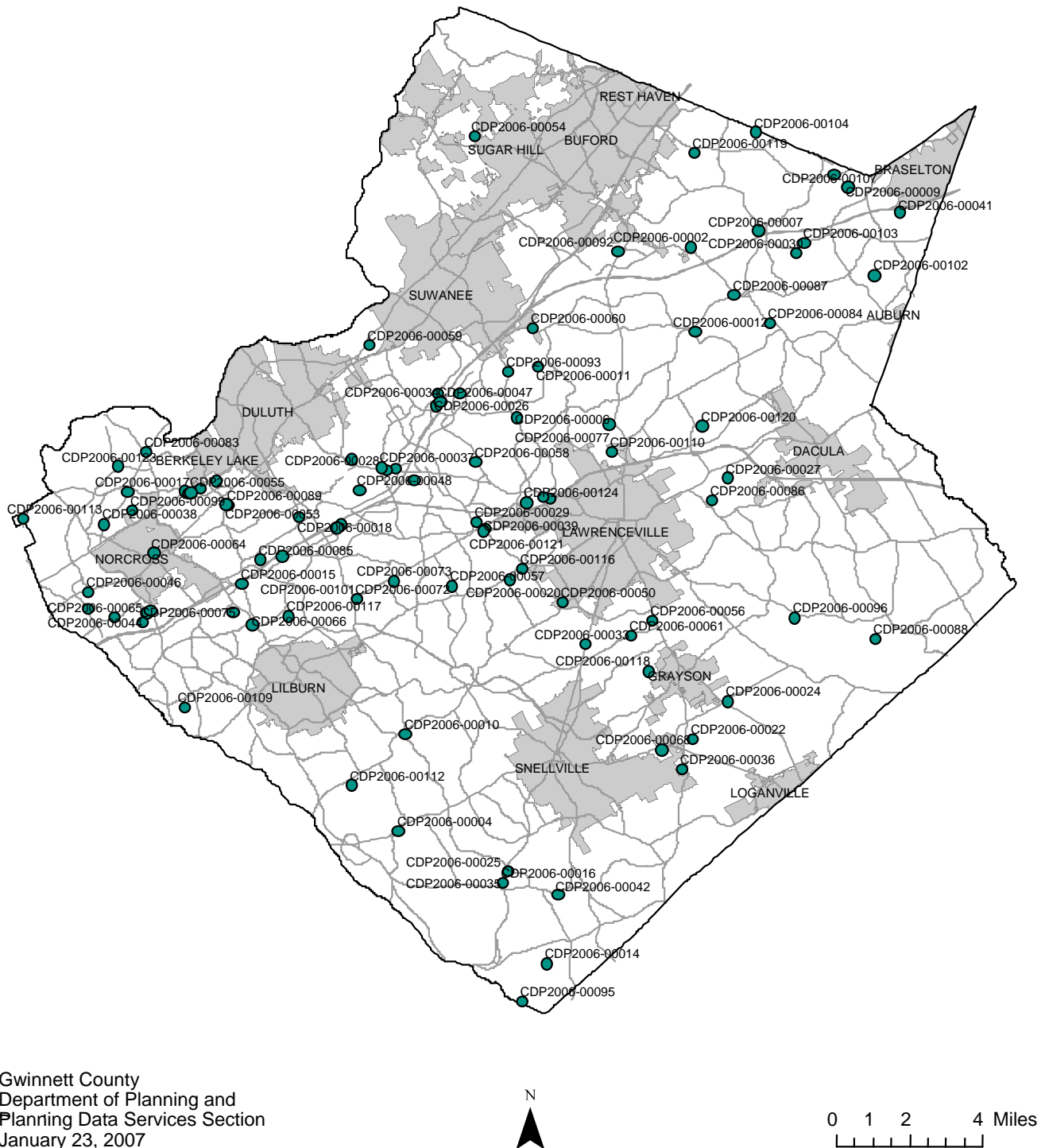
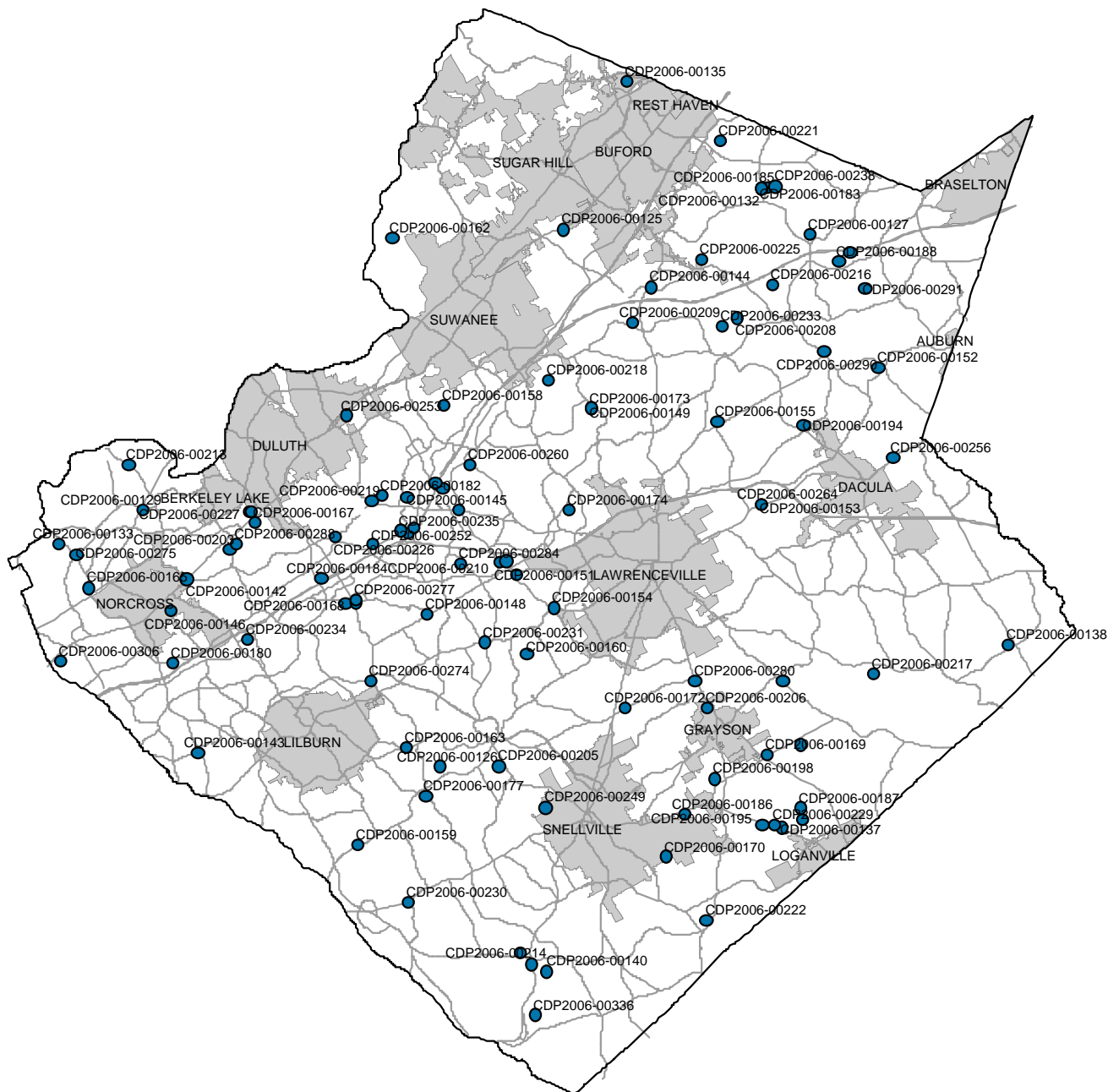




Figure 9  
2006 Commercial Development Permits  
(CDPs 125 through 336)



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## 2006 DEVELOPMENT ACTIVITY REPORT

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## 2006 DEVELOPMENT ACTIVITY REPORT

### 4.0 Building Permit Activity

Building permit and housing unit data are presented in Table 10. The building permit and housing unit totals reflect major new construction only and exclude permits issued for signs, swimming pools, temporary construction offices, renovations, additions, and other similar uses. Including all of these types of work and minor uses, Gwinnett County issued 15,996 building permits in 2006. Building activity in Gwinnett continued

**Table 10**  
**Major Building Permit Activity by Land Use Since 1986**

Year	SF Units	MF Units	Mobile Home	Total Res	Comm <sup>3</sup>	Ind <sup>4</sup>	Inst <sup>5</sup>	Total Nonres	Total
2006	5,136	2,638	19	7,793	185	26	105	316	8,109
2005	6,632	1,579	50	8,261	184	29	111	324	8,585
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 quadraplexes. <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.

Source: Gwinnett County Department of Planning and Development

## 2006 DEVELOPMENT ACTIVITY REPORT

strong last year when Gwinnett County issued 8,109 building permits for new construction projects that included 7,793 housing units and 316 significant nonresidential structures. Compared to last year, the number of permitted single-family housing units decreased by 1,496 units or 23 percent while multifamily housing units increased by 1,059 units – a whopping 67 percent increase. The amount of nonresidential permits dropped slightly - 8 permits or two percent since 2005.

### 4.1 Residential Building Permit Activity

Table 11 presents the number, housing units, square feet and the estimated construction cost of building permits issued in 2006 by type of land use. The total number of building permits issued in this table is less than the total in Table 10. The difference in the totals result from the way apartments and duplexes are permitted. A building permit is issued for each apartment building not each unit; thus, 32 building permits were issued that included 1,164 apartment units in 2006. Similarly, one building permit was issued for a duplex that contained two housing units. The data in Table 10 reflect the total number of housing units permitted assuming a permit is issued for each housing unit including apartments and duplexes. Duplexes are included under the single-family category in both Table 10 and Table 11.

Residential construction was the primary land development

activity in Gwinnett County during 2006. Of the 6,976 building permits issued, 6,660 or 95 percent were for some type of residential use. Construction of single-family dwellings accounted for the largest number of residential building permits – 5,135 or 77 percent of all of the residential building permits. In addition, 19 permits were issued for mobile homes – another form of single-family housing. While single-family home construction continued to dominate Gwinnett County's building activity in 2006, the share of residential development that was multifamily increased dramatically from last year. For instance, just over 1,500 building permits were issued for approximately 2,600 new multifamily housing units.

**Table 11**  
**2006 Building Permit Activity**

Land Use	Building Permits	Housing Units	Square Feet	Estimated Const Cost
Single-family <sup>1</sup>	5,135	5,136	NA	\$606,439,054
Apartment	32	1,164	NA	\$71,291,742
Townhouse	1,474	1,474	NA	\$116,056,985
Mobile Home	19	19	NA	NA
Total Residential	6,660	7,793	NA	\$793,787,781
Commercial/Retail <sup>3</sup>	185	NA	3,357,843	\$145,988,906
Industrial <sup>4</sup>	26	NA	700,978	\$23,429,610
Institutional <sup>5</sup>	72	NA	531,458	\$51,661,513
Government <sup>6</sup>	33	NA	1,113,394	\$108,876,290
Total Nonresidential	316	NA	5,703,673	\$329,956,319
Total	6,976	7,793	5,703,673	\$1,123,744,100
<sup>1</sup> Single-family includes duplexes. <sup>2</sup> Apartment includes quadraplexes. <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				

## 2006 DEVELOPMENT ACTIVITY REPORT

Listed in Table 12 and depicted on Figure 6 are the single-family subdivisions or townhome communities where 65 or more building permits were issued during 2006. 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 12**  
**2006 Building Permit Activity by Subdivision**

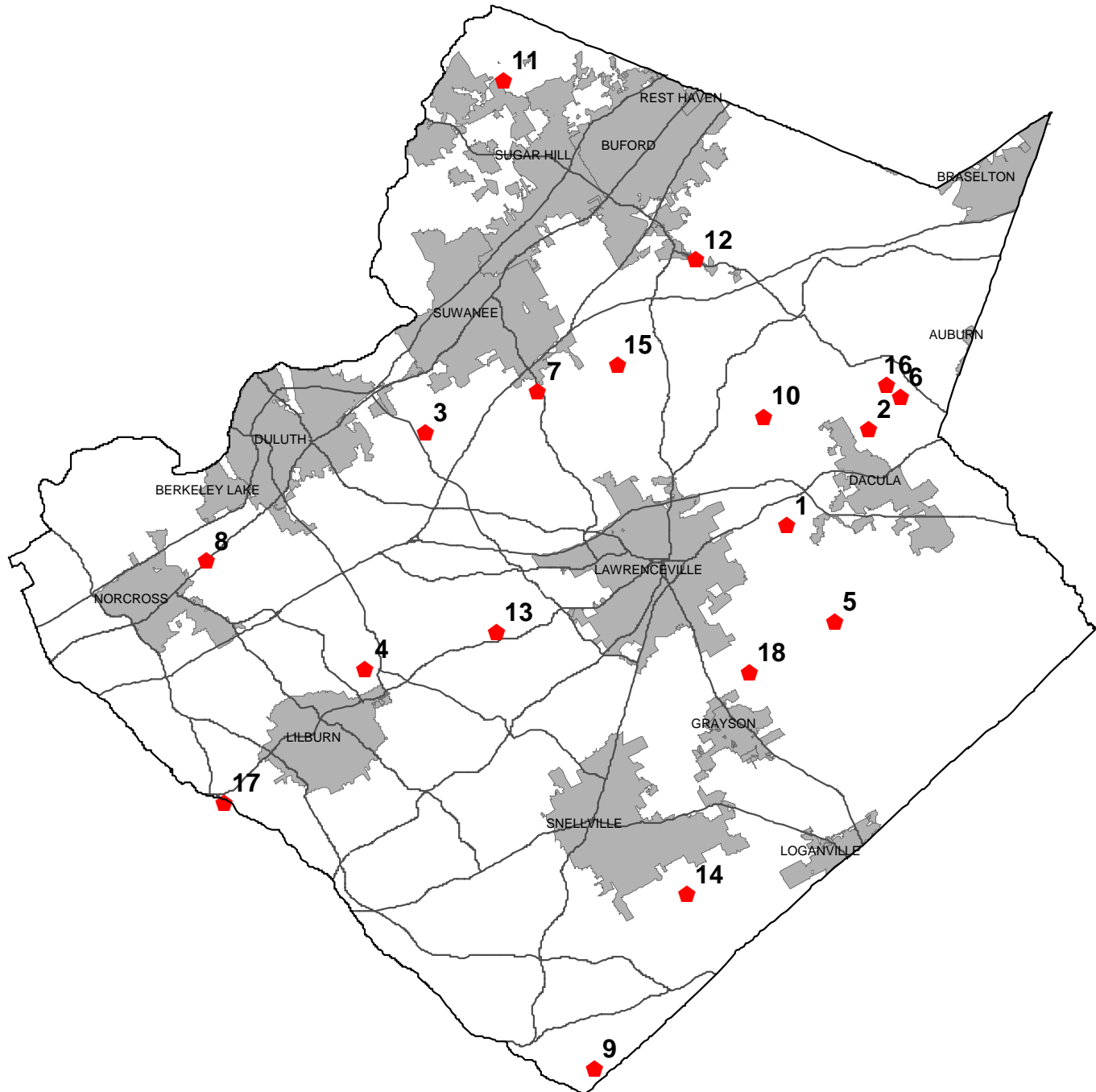
	Subdivision	Building Permits	Average Square Feet	Average Building Cost
1	Alcovy Falls Townhomes/SF	77	1,433	\$59,307
2	Alcovy Ridge	65	2,670	\$110,294
3	Ashmore	78	3,037	\$125,648
4	Avery Park	77	1,775	\$73,650
5	Bramlett Station	67	2,685	\$110,867
6	Brookside Crossing	88	2,891	\$119,846
7	Brynfield	104	2,015	\$83,398
8	Creekside Villas Townhomes	77	1,494	\$62,160
9	Ellington Springs	74	3,141	\$130,340
10	Kensington Creek	65	2,276	\$94,419
11	Lanier Springs	126	3,108	\$128,990
12	Mill Creek Lakes Townhomes	76	1,671	\$69,630
13	Oakland Downs Townhomes	65	1,686	\$69,492
14	Park at Haynes Creek	118	3,430	\$142,020
15	Peachtree Place	65	2,305	\$95,535
16	Saddlebrook Farm	66	2,649	\$109,471
17	Thorncrest	78	2,214	\$91,779
18	Wheatfields Reserve	87	2,971	\$123,177
Source: Gwinnett County Department of Planning and Development.				

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## 2006 DEVELOPMENT ACTIVITY REPORT

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Figure 10  
2006 Subdivisions with the Most Building Permit Activity



Gwinnett County  
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Planning Data Services Section  
January 9, 2007

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## 2006 DEVELOPMENT ACTIVITY REPORT

Table 13 lists the most active single-family and townhome residential builders in Gwinnett County during 2006. Seventy 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 single-family subdivisions or townhome developments that the builder had the greatest number of permits.

**Table 13**  
**Major Home Builders In 2006**

Builder	Building Permits	Average Square Feet	Average Building Cost	Major Subdivisions (Permits Issued)
Arlington Builders	121	2,729	\$112,607	Fairmont (49), Victoria Highlands (55)
Battle Properties	87	2,478	\$102,838	Summerfield (17), Landing at Bay Creek (16)
Bowen Family Homes	627	2,060	\$85,358	Brynfield (102), Kensington Creek (61)
Bridal Homes	140	2,698	\$111,464	Alcovy Ridge (62), Shady Grove Plantation (45)
Centex Homes	190	2,314	\$95,689	Bellewood (61), Kedron Falls (39)
Creekside Villas Builders	77	1,494	\$62,160	Creekside Villas (77)
Crown Park Homes	70	1,985	\$82,347	Village at Bay Creek (43)
DR Horton Homes	113	3,427	\$141,941	Park at Haynes Creek (106)
Damascus Homes	173	3,103	\$128,356	Ballantrae (61), Prescott at Mink Livsey (46)
Eric Chafin Homes	145	2,320	\$96,227	Avery Park (57), Lanier Springs (32)
Homelife Communities	147	2,940	\$121,811	Rosebud Park (45), Ellington Springs (68)
KB Homes Atlanta	100	2,871	\$119,140	Lanier Springs (61)
Lifestyle Homebuilders	87	2,627	\$108,625	Reserve at Lakeside (41), Brookside Crossing (45)
Meridian Homes	126	2,669	\$110,595	Saddlebrook Farm (65), Woodgate Hills (42)
Northpointe Communities	97	2,477	\$102,596	Patriots Point Townhomes (35), Wolf Creek (31)
Paul Thomas Homes	80	2,265	\$93,214	Ridgeview (21), Collinswood Park Townhomes (40)
Portrait Homes Georgia	216	1,806	\$74,870	Little Suwanee Pointe (60), Mill Creek Lakes (76)
Presidio Homes	70	2,762	\$114,552	Chandler Bluff (26), Montreaux (19)
Pulte Homes Corporation	77	2,282	\$94,585	Peachtree Place (65)
Richardson Housing Group	215	2,082	\$86,060	Thorncrest (78), Oakland Downs (65)
Ryland Homes of Georgia	142	2,881	\$119,636	Brookside Crossing (43), Villas at Bethesda (33)
Winmark Homes	223	2,711	\$112,213	River Stone (51), Kingston (48)
Source: Gwinnett County Department of Planning and Development				

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## 2006 DEVELOPMENT ACTIVITY REPORT

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### 4.2 Nonresidential Building Permit Activity

During 2006 Gwinnett County issued 316 building permits for over 5.7 million square feet of new nonresidential space. Of the 316 building permits issued for major nonresidential projects, 185 were for commercial, retail, or office developments consisting of approximately 3.3 million square feet of space with an estimated construction cost of \$145 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 26 building permits containing approximately 700,000 square feet of space with a total estimated construction value of \$23 million. These projects ranged from office, distribution, and warehouse facilities to light manufacturing and assembly centers with limited office space. Institutional uses accounted for 72 permits and 500,000 square feet of space while 33 building permits were issued for government projects.

### 4.3 Building Permit Activity By Planning Area

Table 14 presents housing units, square footage and estimated construction costs of the building permits issued in 2006 by planning area. With 1,916 permits or 27 percent of all building permits, the Dacula/East Gwinnett Planning Area experienced the greatest building permit activity. Following closely was the Lawrenceville/Central Gwinnett Planning Area where 1,792 building permits or 26 percent of the county's total number of permits were issued. The least number of building permits were issued in the unincorporated area of the Buford/Sugar Hill Planning Area - 331 building permits or only five percent of Gwinnett County's total building permits. Most of the land area in this planning area is within the cities of Buford and Sugar Hill so the vast majority of development in this area is occurring within the city limits. Besides Buford/Sugar Hill, the least amount of building permit activity occurred in the Norcross/Peachtree Corners and Lilburn/Southwest Gwinnett Planning Areas. Obviously with less vacant land available for development, fewer building permits were issued in the planning areas located in the more urbanized area of the county.

**Table 14**  
**2006 Building Permit Activity by Planning Area**

Planning Area	Permits	Housing Units	Square Feet*	Estimated Cost*
1 – Buford/Sugar Hill	331	328	155,609	\$49,155,987
2 – Duluth/Suwanee	543	489	1,174,266	\$95,648,717
3 – Norcross/Peachtree Corners	383	1,048	499,410	\$102,053,540
4 – Lilburn/Southwest Gwinnett	468	434	448,918	\$64,078,992
5 – Lawrenceville/Central Gwinnett	1,792	2,113	2,013,193	\$297,010,307
6 – Dacula/East Gwinnett	1,916	1,875	924,664	\$294,332,786
7 – Snellville/Grayson	1,543	1,506	487,613	\$221,463,771
Gwinnett County	6,976	7,793	5,703,673	\$1,123,744,100
*Total square feet for nonresidential building permits. Estimated cost is for all building permits.				
Source: Gwinnett County Department of Planning and Development				



## 2006 DEVELOPMENT ACTIVITY REPORT

In 2006, the largest number of housing units – 2,113 or 27 percent were permitted in the Lawrenceville/Central Gwinnett Planning Area. Almost half of these units were apartments or townhomes as smaller, infill properties are being developed in central Gwinnett.

Over 1,800 single-family units were permitted in the Dacula/East Gwinnett Planning Area with another 1,400 approved in Snellville/Grayson. The vast majority of Gwinnett's single-family residential growth is occurring the eastern and southeastern areas of the county where larger tracts of undeveloped property are still available and sanitary sewer service has been expanded.

The largest amount of nonresidential space was permitted in the Lawrenceville/Central Gwinnett Planning Area – over two million square feet followed by the Duluth/Suwanee Planning Area with approximately 1.1 million square feet. By far the least amount of nonresidential space – 155,000 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 15 presents 2006 residential building permits issued by planning area. In 2006 single-family housing units accounted for the largest number

**Table 15**  
**2006 Residential Building Permits Issued by Planning Area**

Area	Housing Type	Units	Avg Size	Avg Bldg Cost
1 - Buford/Sugar Hill	Duplex	2	2,080	\$87,024
	Single-family	295	2,992	\$123,994
	Townhouse	31	1,907	\$78,335
2 - Duluth/Suwanee	Mobile Home	1	NA	NA
	Single-family	290	3,591	\$148,506
	Townhouse	198	1,773	\$73,297
3 - Norcross/Peachtree Corners	Apartment	718	NA	NA
	Mobile Home	1	NA	NA
	Single-family	72	2,727	\$113,298
	Townhouse	257	2,078	\$86,211
4 - Lilburn/Southwest Gwinnett	Mobile Home	12	NA	NA
	Single-family	153	2,856	\$118,348
	Townhouse	269	1,858	\$77,179
5 - Lawrenceville/Central Gwinnett	Apartment	446	NA	NA
	Mobile Home	2	NA	NA
	Single-family	1,082	2,444	\$101,248
	Townhouse	583	1,906	\$78,878
6 - Dacula/East Gwinnett	Single-family	1,759	2,902	\$120,308
	Townhouse	116	1,732	\$72,234
7 - Snellville/Grayson	Mobile Home	3	NA	NA
	Single-family	1,483	2,918	\$120,883
	Townhouse	20	1,727	\$70,968
Gwinnett County	Apartment	1,164	NA	NA
	Duplex	2	2,080	\$87,024
	Mobile Home	19	NA	NA
	Single-family	5,134	2,850	\$118,105
	Townhouse	1,474	1,900	\$78,736

Source: Gwinnett County Department of Planning and Development

and proportion of permitted housing units – 5,136 or 66 percent. Building permits for single-family housing were issued primarily in two planning areas – Dacula/East Gwinnett with 1,759 units or 34 percent of all

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## 2006 DEVELOPMENT ACTIVITY REPORT

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single-family permits and Snellville/Grayson with 1,483 permits or 29 percent. Development in both of these areas has been primarily suburban-style single-family subdivisions with housing units on individual lots. However as land prices continue to increase and with the implementation by the county of more nontraditional zoning and land development regulations, these single-family subdivisions are becoming denser than those traditionally built in Gwinnett County.

In 2006, the single-family homes permitted in the Duluth/Suwanee Planning Area averaged 3,591 square feet in size - the largest average size in the county. In contrast, the smallest single-family homes were permitted in the Lawrenceville/Central Gwinnett Planning Area – averaging 2,444 square feet. As one would expect the larger homes permitted in Duluth/Suwanee also had the highest estimated construction costs - \$148,506 while the estimated building cost of single-family homes in the Lawrenceville/Central Gwinnett Planning Area averaged \$101,248. Overall new single-family homes permitted in Gwinnett County during 2006 averaged 2,850 square feet in size with a building cost of \$118,105.

Multifamily housing units accounted for 2,638 units or 34 percent of the total number of dwelling units permitted during 2006 in Gwinnett. While townhomes were built in all of Gwinnett County's planning areas, over half were permitted in the Lawrenceville/Central Gwinnett Planning Area - 583 or 40 percent of Gwinnett County's total number of permitted townhouse units. Townhome development has continued on smaller, infill properties as larger tracts of property become more scarce and expensive in the central portion of Gwinnett. In addition to townhomes, over 1,100 new apartment units were permitted in Gwinnett during 2006. The majority of the units – over 700 were permitted in Planning Area 3 – Norcross/Peachtree Corners.

A continued strong local and regional economy combined with low interest rates and relatively affordable housing costs have contributed to the continued demand for owner-occupied housing types including single-family and townhomes. Relatively affordable townhomes in particular may offer an owner-occupied housing alternative to people that traditionally lived in apartments including single persons and young couples while others including empty-nesters and seniors may be looking for smaller spaces with less home and yard maintenance responsibilities.

## **Appendix**

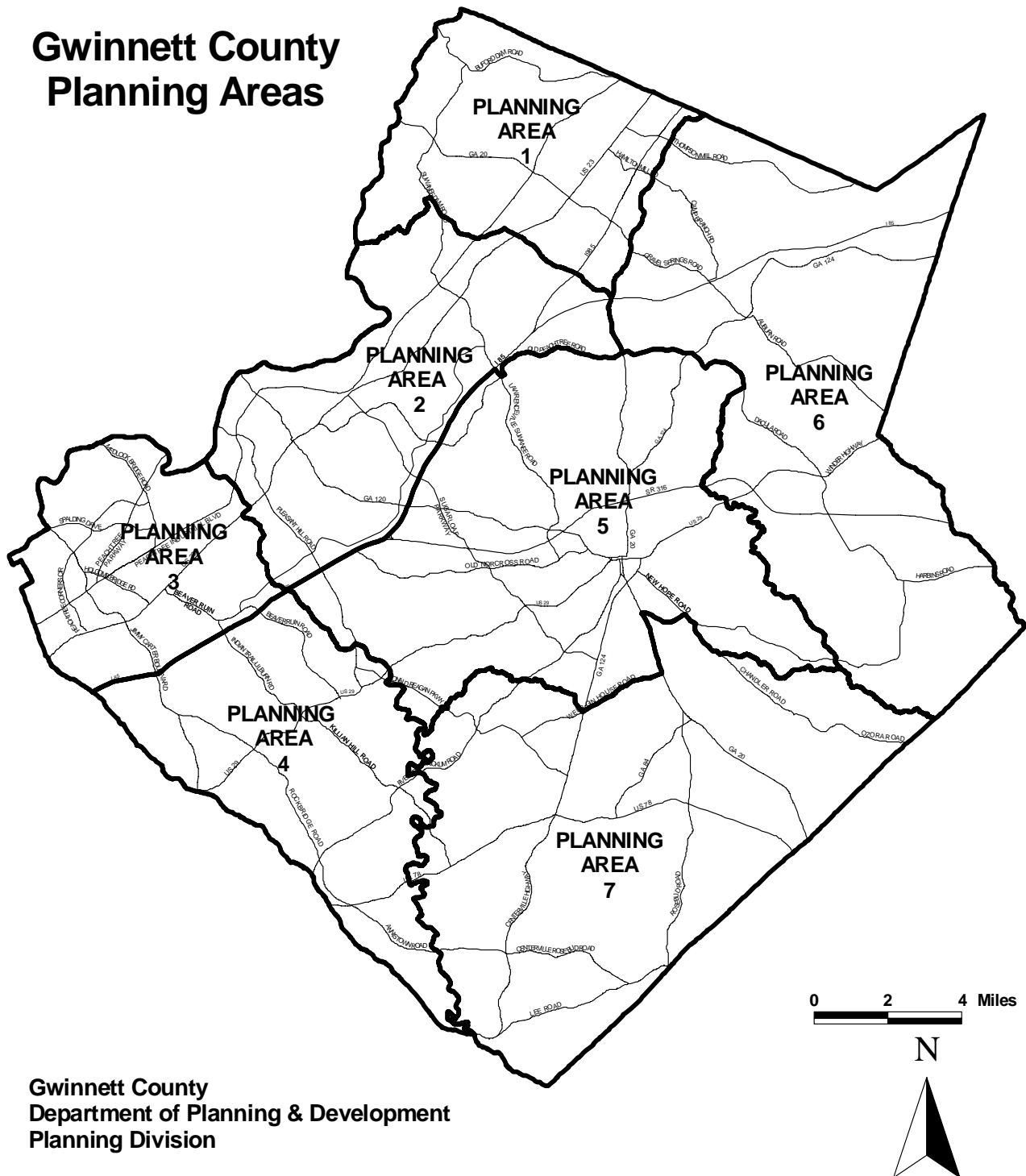
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## 2006 DEVELOPMENT ACTIVITY REPORT

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## Gwinnett County Planning Areas



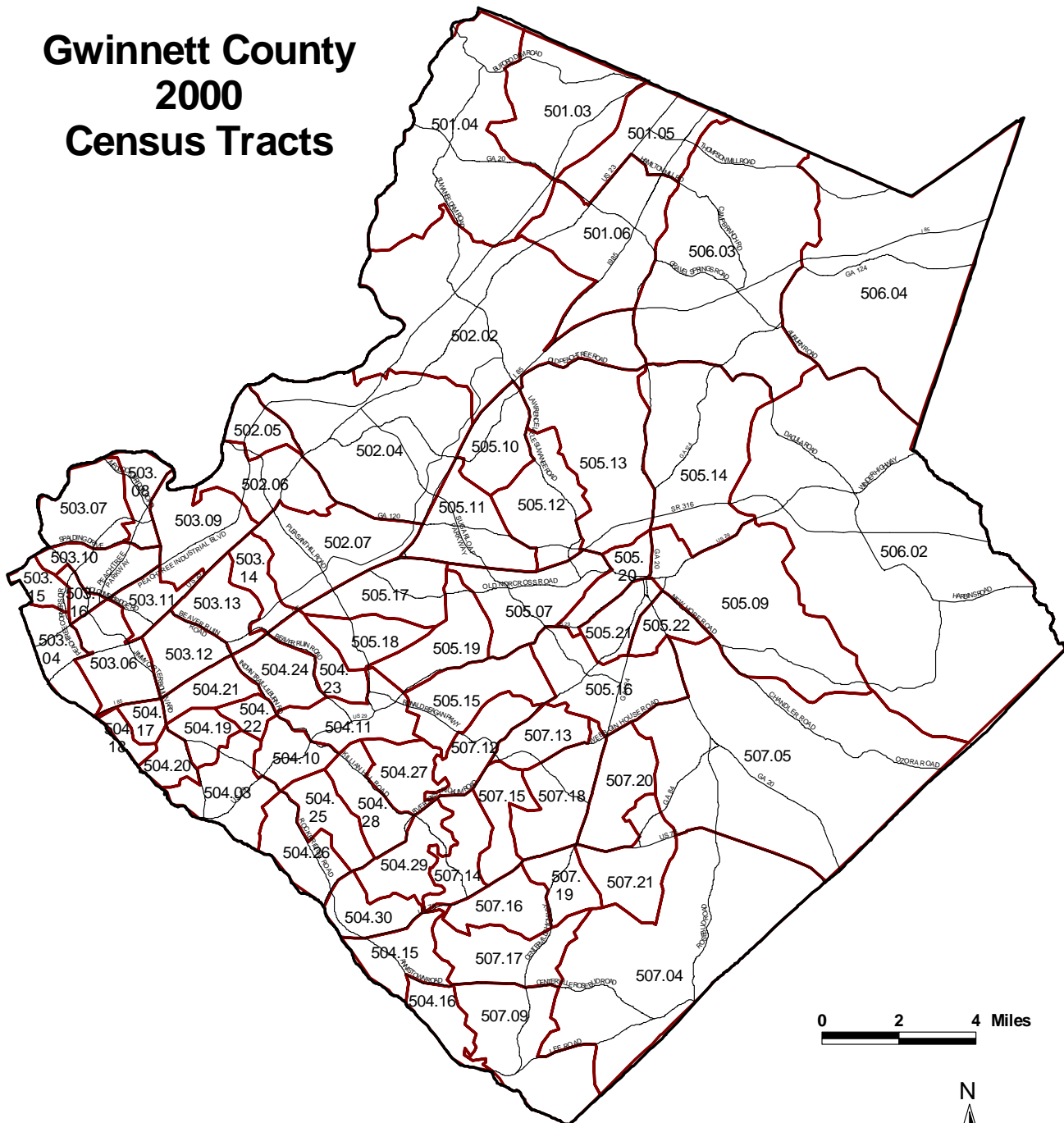
Gwinnett County  
Department of Planning & Development  
Planning Division

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## 2006 DEVELOPMENT ACTIVITY REPORT

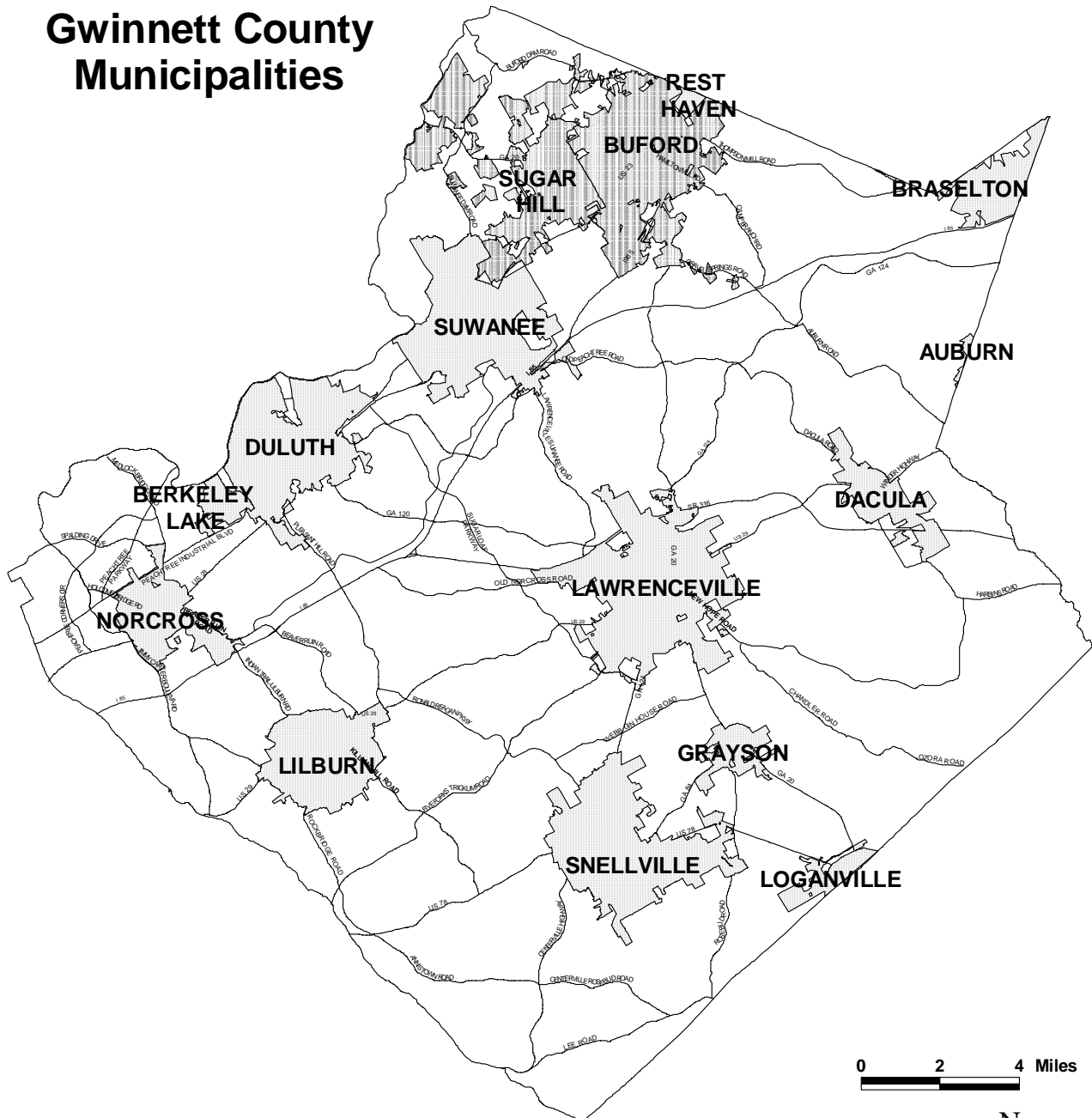
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### Gwinnett County 2000 Census Tracts



Gwinnett County  
Department of Planning & Development  
Planning Division

## Gwinnett County Municipalities



Gwinnett County  
Department of Planning & Development  
Planning Division

## Gwinnett County Department of Planning and Development

### 2006 RZC Rezoning Cases

Wednesday, April 11, 2007 12:18 PM

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2006-00001</b>		Original: R-100	COPART OF CONNECTICUT INC	25.8	0	3	507.04	R4272 002
<b>DEN</b>	1/24/2006	Proposed: M-2	SALVAGE OPERATION/JUNKYARD					
		Approved: NA	LOGANVILLE HIGHWAY, 6000 BLOCK(S)					
JANUARY 2006 AGENDA-VEHICLE STORAGE LOT								
<b>RZC2006-00002</b>		Original: R-ZT	STEVEN J. TISMA	2.4	21,600	3	506.03	R7098 009
<b>WD</b>	1/24/2006	Proposed: O-I	DAYCARE CENTER (RIB)					
		Approved: NA	BRASELTON HIGHWAY, 3200 BLOCK(S)					
JANUARY 2006 AGENDA DAYCARE CENTER								
<b>RZC2006-00003</b>		Original: RA-200	NRF ENTERPRISES INC	7.6	44,250	4	506.03	R1003 271
<b>APC</b>	8/23/2005	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R1003 273
		Approved: R-TH	BART JOHNSON ROAD, 3200-3300 BLOCK(S)					R1003 275
AUGUST 2005- COMMERCIAL RETAIL USES. Proposed Units = 0 (c-2 applied for). BOC approved as R-TH detached with no stipulation on maximum units. Approved Units = 60 (based on calculation of 8 units per acre X 7.67 acres). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZC2006-00005</b>		Original: R-100 RA-200 C-2	Y.D.I., INC.	5.9	15,364	3	507.04	R5125 023
<b>APC</b>	1/24/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R5125 028
		Approved: C-2	ATHENS HIGHWAY, 700-800 BLOCK(S)					
JANUARY 2006 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

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Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2006-00006</b>		Original: RA-200	BIGHORN INVESTMENTS LLC	2.1	4,025	3	506.02	R5272 008
<b>APC</b>	7/25/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: R-100 MOD	HURRICANE SHOALS ROAD, 1900 BLOCK(S)					
			RABBIT HILL ROAD, 500-600 BLOCK(S)					
MARCH 2006 AGENDA COMMERCIAL RETAIL . Applicant applied for C-2 zoning. Proposed Units = 0. BOC approved as R-100 MOD producing 4 approved units based on formula (2.11 acres X 2.3 units/acre = 4.853 units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZC2006-00007</b>		Original: RA-200	BIGHORN INVESTMENTS LLC	10.8	79,200	3	506.02	R5272 008
<b>APC</b>	7/25/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R5272 010
		Approved: R-100	RABBIT HILL ROAD, 500-600 BLOCK(S)					
			HURRICANE SHOALS ROAD, 1900-2000 BLOCK(S)					
MARCH 2006 AGENDA COMMERCIAL/RETAIL. Applicant applied for C-2 zoning. Proposed units = 0. BOC approved as R-100. Approved units = 21 based on formula (10.79 acres x 2 units/acre = 21.58 approved units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZC2006-00008</b>		Original: R-100	BIGHORN INVESTMENTS LLC	3.0	19,000	4	506.02	R7017 007B
<b>APC</b>	7/25/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: R-100 MOD	HURRICANE SHOALS ROAD, 1900 BLOCK(S)					
			RABBIT HILL CIRCLE, 1900 BLOCK(S)					
JANUARY 2006 AGENDA COMMERCIAL RETAIL. Applicant applied for C-2 zoning. Proposed units = 0. BOC approved as R-100 MOD. Approved units = 6.946 based on formula (3.02 x 2.3 units/acre = 6.946 units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
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Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2006-00009</b>		Original: R-75	SANDRA FUNES	0.6	1,400	2	503.13	R6256 045
<b>APC</b>	2/28/2006	Proposed: O-I	OFFICE USES (RIB)					
		Approved: O-I	BUFORD HIGHWAY, 5000 BLOCK(S)					
JANUARY 2006 AGENDA OFFICE USES								
<b>RZC2006-00010</b>		Original: R-100 O-I	DAVID W OSBORN	1.5	13,600	4	505.07	R7005 004C
<b>APC</b>	2/28/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R7005 142
		Approved: C-2 O-I	SUGARLOAF PARKWAY, 4700 BLOCK(S)					
JANUARY 2006 AGENDA-COMMERCIAL RETAIL								
<b>RZC2006-00011</b>		Original: RA-200 M-1	JEM DEVELOPMENT LLC	7.1	55,500	3	506.04	R3002 038
<b>APC</b>	1/24/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R3002 039
		Approved: C-2	BRASELTON HIGHWAY, 3800 BLOCK(S)					R3002 084
JANUARY 2006 AGENDA -COMMERCIAL RETAIL USES								R3002 092
			EAST ROCK QUARRY ROAD, 2100-2200 BLOCK(S)					R3002 101
								R3002 105
								R3002 382
<b>RZC2006-00012</b>		Original: R-100 O-I	SUWANEE LAWRENCEVILLE PARTNERS LLC	5.4	39,000	1	505.10	R7127 006
<b>APC</b>	2/21/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R7127 007
		Approved: O-I	LAWRENCEVILLE SUWANEE ROAD, 2500.2600 BLOCK(S)					R7127 019
JANUARY 2006 AGENDA COMMERCIAL RETAIL USES								R7127 035
<b>RZC2006-00013</b>		Original: O-I	PELLERIN & SALOMON REAL ESTATE SERV	3.3	27,700	3	507.17	R6020 126
<b>APC</b>	1/24/2006	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: C-2	ZOAR CHURCH ROAD, 4000 BLOCK(S)					
JANUARY 2006 AGENDA COMMERCIAL/RETAIL								

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

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Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2006-00014</b>		Original: C-1	JAMES A CROWE	1.1	6,400	4	505.07	R5047 008
<b>APC</b>	2/21/2006	Proposed: C-2	AUTOMOBILE SALES (RIB)					
		Approved: C-2	LAWRENCEVILLE HIGHWAY, 2300 BLOCK(S)					
JANUARY 2006 AGENDA -AUTOMOBILE SALES								
<b>RZC2006-00015</b>		Original: O-I	JACKSON EMC JEFFERSON	1.8	1,647	4	505.14	R7012 033
<b>APC</b>	4/25/2006	Proposed: M-1	OUTDOOR SALES/STORAGE					R7012 034
		Approved: M-1	SWANSON DRIVE, 400 BLOCK(S)					
APRIL 2006 AGENDA OUTDOOR STORAGE								
<b>RZC2006-00016</b>		Original: R-75	RASHID HAFIZ	1.6	17,052	1	505.18	R6177 008
<b>DEN</b>	5/23/2006	Proposed: C-1	COMMERCIAL RETAIL USES (RIB)					R6177 345
		Approved: NA	PLEASANT HILL ROAD, 1000 BLOCK(S)					
APRIL 2006 AGENDA COMMERCIAL/RETAIL (VISUAL CONFIRMATION OF ZONING SIGN - LF)								
<b>RZC2006-00017</b>		Original: RA-200	COOPER'S POND HERITAGE,LLC	29.0	281,300	4	501.04	R3003 135
<b>APC</b>	11/7/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R3003 140
		Approved: C-2	BRASELTON HIGHWAY, 4200-4300 BLOCK(S)					R3003 141
APRIL 2006 AGENDA COMMERCIAL/RETAIL								
<b>RZC2006-00018</b>		Original: RM	N.E. ATLANTA METRO	1.5	13,000	1	502.07	R7116 003
<b>APC</b>	4/25/2006	Proposed: C-2	OFFICE USES					
		Approved: O-I	DULUTH HIGHWAY, 2100 BLOCK(S)					
APRIL 2006 AGENDA OFFICE USES (VISUAL CONFIRMATION OF ZONING SIGN - LF)								

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Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2006-00019</b>		Original: R-140	TRACY BILLINGS	1.4	4,500	3	506.02	R7057 001
<b>DWP</b>	5/23/2006	Proposed: C-1	CONVENIENCE STORE (RIB)					
		Approved: NA	OLD PEACHTREE ROAD, 2600 BLOCK(S)					
APRIL 2006 AGENDA CONVENIENCE STORE WITH FUEL PUMPS			OLD FOUNTAIN ROAD, 2300 BLOCK(S)					
<b>RZC2006-00020</b>		Original: C-1	FUNES AUTO SALES	0.3	1,000	2	503.11	R6256 009
<b>APC</b>	6/20/2006	Proposed: C-2	AUTOMOBILE SALES (RIB)					
		Approved: NA	HERRINGTON DRIVE, 2700 BLOCK(S)					
APRIL 2006 AGENDA AUTOMOTIVE SALES			BUFORD HIGHWAY, 5200 BLOCK(S)					
<b>RZC2006-00021</b>		Original: R-100	ANTHONY O POWELL	7.0	46,200	4	501.04	R7318 047
<b>DEN</b>	5/23/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R7318 050
		Approved: NA	SUWANEE DAM ROAD, 5500 BLOCK(S)					R7319 032
APRIL 2006 AGENDA COMMERCIAL/RETAIL			KENNEDY ROAD, 5500 BLOCK(S)					
<b>RZC2006-00022</b>		Original: R-100	SHAHRIYAR BAKHTIARNEJAD	1.6	6,340	2	503.08	R6319 045
<b>DEN</b>	6/20/2006	Proposed: C-1	OTHER					
		Approved: NA	PEACHTREE PARKWAY, 4700 BLOCK(S)					
APRIL 2006 AGENDA MARTIAL ARTS SCHOOL/STUDIO								
<b>RZC2006-00023</b>		Original: R-100 RA-200	UNITED RETAIL DEVELOPMENT CO. LLC	5.4	38,566	4	506.03	R7182 009
<b>APC</b>	5/23/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R7182 035
		Approved: C-2 O-I	RIDGE ROAD, 3400 BLOCK(S)					R7182 052
APRIL 2006 AGENDA COMMERCIAL/RETAIL			SOUTH PUCKETT ROAD, 3200 BLOCK(S)					R7182 054
			HAMILTON MILL ROAD, 3300 BLOCK(S)					R7182 055
								R7182 071

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
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Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2006-00024</b>		Original: C-1	ZOAR ROAD PARTNERS,LLC	1.9	13,760	3	507.17	R6030 077
<b>APC</b>	4/25/2006	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: C-2	ZOAR ROAD, 3200 BLOCK(S)					
APRIL 2006 AGENDA COMMERCIAL/RETAIL			CENTERVILLE HIGHWAY, 3200-3300 BLOCK(S)					
<b>RZC2006-00025</b>		Original: R-75 MOD	SOUTHERN SIGNATURE PROPERTIES,LLC	31.7	41,750	4	505.16	R5078 003
<b>APC</b>	6/27/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: C-2	SUGARLOAF PARKWAY, 3800 BLOCK(S)					
APRIL 2006 AGENDA COMMERCIAL/RETAIL								
<b>RZC2006-00026</b>		Original: R-75	JOHN F DORAN JR.	1.0	7,487	4	505.15	R5019 004
<b>APC</b>	5/23/2006	Proposed: M-1	OFFICE/WAREHOUSE/DISTRIBUTION (RIB)					
		Approved: M-1	HUFF DRIVE, 100 BLOCK(S)					
APRIL 2006 AGENDA OFFICE/WAREHOUSE (VISUAL CONFIRMATION OF ZONING SIGN - LF)			JORDAN DRIVE, 100 BLOCK(S)					
<b>RZC2006-00027</b>		Original: R-100	AVANT GARDE PROPERTIES	6.7	49,690	4	505.12	R7069 014
<b>DWP</b>	6/27/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R7069 024
		Approved: NA	LAWRENCEVILLE SUWANEE ROAD, 1600 BLOCK(S)					R7069 025
APRIL 2006 AGENDA COMMERCIAL/RETAIL (VISUAL CONFIRMATION OF ZONING SIGN - LF)			RUSSELL ROAD, 500 BLOCK(S)					
<b>RZC2006-00028</b>		Original: C-1	SASR,INC.	0.9	10,462	2	504.18	R6191 088
<b>APC</b>	5/16/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: C-2	SOUTH NORCROSS TUCKER ROAD, 6200 BLOCK(S)					
APRIL 2006 AGENDA COMMERCIAL/RETAIL								
<b>RZC2006-00029</b>		Original: R-75	RUTH INVESTMENTS, LLC	1.5	12,750	4	505.16	R5108 012
<b>APC</b>	8/22/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: C-2	OLD SNELLVILLE HIGHWAY, 600 BLOCK(S)					
JULY 2006 AGENDA COMMERCIAL RETAIL USES			SUGARLOAF PARKWAY, 3000 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  
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Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
RZC2006-00030	8/22/2006	Original: R-75	AMERCO REAL ESTATE COMPANY	0.4	27,690	1	505.18	R6182 042	
APC		Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: C-2	PLEASANT HILL ROAD, 1200 BLOCK(S)						
JULY 2006 AGENDA COMMERCIAL/RETAIL									
RZC2006-00031	8/22/2006	Original: R-75	VINH P HUYNH	0.5	2,365	2	503.13	R6212A027	
DEN		Proposed: O-I	OFFICE USES (RIB)						
		Approved: NA	BEAVER RUIN ROAD, 1900 BLOCK(S)						
JULY 2006 AGENDA OFFICE USES									
RZC2006-00032	7/25/2006	Original: C-1 C-2	MANOUCHEHR BAKHTIARI	1.1	9,600	2	503.06	R6246A110 R6246A110A R6246A111	
APC		Proposed: C-2	COMMERCIAL RETAIL USES						
		Approved: C-2	BUFORD HIGHWAY, 6300 BLOCK(S)						
JULY 2006 AGENDA COMMERCIAL / RETAIL									
RZC2006-00033	7/25/2006	Original: RA-200	DWL PARTNERS LLC	2.0	16,500	3	506.03	R2001 035	
APC		Proposed: O-I	OFFICE USES						
		Approved: O-I	AUBURN ROAD, 1300 BLOCK(S)						
JULY 2006 AGENDA OFFICE USES									
RZC2006-00034	7/25/2006	Original: RA-200	DWL PARTNERS LLC	0.6	7,000	3	506.03	R2001 035	
APC		Proposed: C-2	COMMERCIAL RETAIL USES						
		Approved: C-2	AUBURN ROAD, 1300 BLOCK(S)						
JULY 2006 AGENDA COMMERCIAL / RETAIL									
RZC2006-00035	7/25/2006	Original: R-75	KEVIN SONG	1.0	8,000	2	503.04	R6246A123A	
APC		Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: C-2	PLEASANTDALE ROAD, 6500 BLOCK(S)						
JULY 2006 AGENDA COMMERCIAL / RETAIL									

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Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
RZC2006-00036	8/22/2006	Original: RM	GILBERT SANTANA	OFFICE USES (RIB) LAWRENCEVILLE HIGHWAY, 2200 BLOCK(S)	0.4	1,600	4	505.15	R5047 001B
APC		Proposed: C-2							
		Approved: C-2							
JULY 2006 AGENDA OFFICE USES									
RZC2006-00037	7/25/2006	Original: M-1	BAHRAM KARIMI	COMMERCIAL RETAIL USES BUFORD HIGHWAY, 5000 BLOCK(S)	1.1	10,000	2	503.11	R6257 001
APC		Proposed: C-2							
		Approved: C-2							
JULY 2006 AGENDA COMMERCIAL / RETAIL									
RZC2006-00038	8/15/2006	Original: R-75	TAHOE DEVELOPMENT, LLC	COMMERCIAL RETAIL USES (RIB) SUGARLOAF PARKWAY, 3400 BLOCK(S)	8.1	43,100	4	505.16	R5084 010 R5084 011 R5084 012 R5084 013
APC		Proposed: C-2							
		Approved: C-2							
JULY 2006 AGENDA COMMERCIAL/RETAIL									
RZC2006-00039	7/25/2006	Original: R-100	GCMT 2, LLC	OFFICE USES (RIB) LAWRENCEVILLE SUWANEE ROAD, 2600 BLOCK(S)	2.3	25,200	1	505.10	R7127 008
APC		Proposed: O-I							
		Approved: O-I							
JULY 2006 AGENDA OFFICE USES									
RZC2006-00040	8/22/2006	Original: RA-200	DMH HOMES, LLC	COMMERCIAL RETAIL USES (RIB) BRASELTON HIGHWAY, 2700 BLOCK(S) HOG MOUNTAIN CHURCH ROAD, 1900 BLOCK(S)	1.6	9,600	3	506.03	R3001 005 R3001 023F
DEN		Proposed: C-2							
		Approved: NA							
JULY 2006 AGENDA COMMERCIAL / RETAIL									
RZC2006-00041	8/22/2006	Original: O-I C-2	GWINNETT PARTNERS, LLC	COMMERCIAL RETAIL USES OLD NORCROSS ROAD, 1800-1900 BLOCK(S) CRUSE ROAD, 1800-1900 BLOCK(S)	2.9	20,000	4	505.07	R7036 003A R7036 019
APC		Proposed: C-2							
		Approved: C-2							
JULY 2006 AGENDA COMMERCIAL / RETAIL									

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(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>RZC2006-00042</b>		Original: R-100	BOBBIE COLE	3.0	2,000	4	505.14	R7027 008
<b>DEN</b>	8/22/2006	Proposed: NS	COMMERCIAL RETAIL USES					
		Approved: NA	BRASELTON HIGHWAY, 800 BLOCK(S)					
JULY 2006 AGENDA COMMERCIAL/RETAIL								
<b>RZC2006-00043</b>		Original: R-100	ANTHONY LOIS	1.9	22,786	3	507.09	R6013 015
<b>WD</b>	10/24/2006	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: NA	CENTERVILLE HIGHWAY, 3800 BLOCK(S)					
OCTOBER 2006 AGENDA COMMERCIAL / RETAIL								
<b>RZC2006-00044</b>		Original: RA-200 O-I	JAY C & DINA LEIGH FARMER	10.4	66,900	4	506.03	R7182 009A
<b>APC</b>	1/23/2007	Proposed: C-2	COMMERCIAL RETAIL USES					R7182 009B
		Approved: C-2	HAMILTON MILL ROAD, 3300 BLOCK(S)					R7182 041
JANUARY 2007 AGENDA COMMERCIAL / RETAIL			SOUTH PUCKETTS MILL ROAD, 3100 BLOCK(S)					R7182 061
(ACREAGE & SQUARE FOOTAGE AMENDED)			RIDGE ROAD, 3400 BLOCK(S)					R7182 063
								R7182 065
								R7182 071
								R7182 083
								R7182 085
<b>RZC2006-00045</b>		Original: R-100	ANNOX SELF STORAGE #1,LLC	4.0	0	3	507.17	R6030 098
<b>APC</b>	10/24/2006	Proposed: M-1	OUTDOOR SALES/STORAGE					
		Approved: M-1	CENTERVILLE HIGHWAY, 3200 BLOCK(S)					
October 2006 AGENDA OUTDOOR STORAGE								
<b>RZC2006-00046</b>		Original: R-100	ANNOX SELF STORAGE # 1.LLC	2.1	16,000	3	507.17	R6030 098
<b>APC</b>	10/24/2006	Proposed: C-1	COMMERCIAL RETAIL USES					
		Approved: C-1	CENTERVILLE HIGHWAY, 3200 BLOCK(S)					
October 2006 AGENDA RESTAURANT / 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>RZC2006-00047</b>		Original: C-1	RENE ROLSTON		2.9	14,568	3	504.15	R6039 274
<b>DWP</b>	10/24/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: NA	ANNISTOWN ROAD, 5100 BLOCK(S)						
OCTOBER 2006 AGENDA COMMERCIAL RETAIL USES									
<b>RZC2006-00048</b>		Original: R-75	ANTONY THALIATH		5.1	32,600	2	504.03	R6138 001
<b>APC</b>	1/2/2007	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: C-2	LAWRENCEVILLE HIGHWAY, 5700 BLOCK(S)						
OCTOBER 2006 AGENDA COMMERCIAL/RETAIL									
<b>RZC2006-00049</b>		Original: RM	KENNY LEE		1.6	30,548	1	502.07	R7117 001
<b>APC</b>	11/28/2006	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: C-2	DULUTH HIGHWAY, 2200 BLOCK(S)						
OCTOBER 2006 AGENDA COMMERCIAL/RETAIL									
<b>RZC2006-00050</b>		Original: RM	KENNY LEE		0.8	10,751	1	502.07	R7117 002
<b>APC</b>	11/28/2006	Proposed: C-2	COMMERCIAL RETAIL USES						
		Approved: C-2	DULUTH HIGHWAY, 2200 BLOCK(S)						
OCTOBER 2006- COMMERCIAL/RETAIL									
<b>RZC2006-00051</b>		Original: R-100	PEACHSTATE PARTNERS, LLC		6.8	73,000	3	507.13	R5012 010
<b>APC</b>	2/27/2007	Proposed: O-I	OFFICE PARK						
		Approved: O-I	FIVE FORKS TRICKUM ROAD, 2800 BLOCK(S)						
OCTOBER 2006 AGENDA OFFICE PARK									

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>RZC2006-00053</b>		Original: R-100 C-1	M & W LAND DEVELOPMENT, LLC	42.2	258,450	4	505.13	R7011 011
<b>APC</b>	2/27/2007	Proposed: C-2	COMMERCIAL RETAIL USES					R7012 002A
		Approved: C-2 R-TH	BUFORD DRIVE, 700 BLOCK(S)					R7012 002B
			UNIVERSITY PARKWAY, 2500 BLOCK(S)					R7012 002D
OCTOBER 2006 AGENDA COMMERCIAL RETAIL CENTER. BOC approved 24 acres as C-2 and 18 acres as R-TH. Proposed units = 0. Approved units = 144. BOC conditioned maximum number of units conditionally to 144 dwellings (or 8 units per acre).			FOREST WAY, 100-200 BLOCK(S)					
<b>RZC2006-00054</b>		Original: M-1	IMPERIAL INVESTMENTS SPALDING LLC	1.1	3,500	2	503.10	R6285 006
<b>DWP</b>	11/28/2006	Proposed: C-2	RESTAURANT					
		Approved: NA	SPALDING DRIVE, 5400 BLOCK(S)					
OCTOBER 2006 AGENDA RESTAURANT								
<b>RZC2006-00055</b>		Original: RA-200	RUBY FORREST, INC.	20.1	190,900	4	506.03	R7142 006
<b>APC</b>	1/23/2007	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: C-2	IVY CHURCH ROAD, 2400 BLOCK(S)					
AUGUST 2006 AGENDA COMMERCIAL / RETAIL			GRAVEL SPRINGS ROAD, 2800 BLOCK(S)					
<b>RZC2006-00056</b>		Original: C-1	ORTON- BEAUCHAMP HOLDINGS, LLC.	1.4	12,800	4	506.03	R1001 043
<b>APC</b>	10/24/2006	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: C-2	HAMILTON MILL ROAD, 2700 BLOCK(S)					
OCTOBER 2006 AGENDA COMMERCIAL/RETAIL								

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

# Gwinnett County Department of Planning and Development

## 2006 RZM Rezoning Cases

Wednesday, April 11, 2007 12:17 PM

Case Number			Applicant		Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development	Street Location					
<b>RZM2006-00001</b>		Orig Zone: R-100 R-140	BARRY W COKER		6.9	54	1	505.19	R7037 004
<b>DWP</b>	3/21/2006	Prop Zone: R-TH	TOWNHOMES (RIB)						R7037 005
		App Zone: NA	HIS WAY, 2300 BLOCK(S)						R7042 042
		FEBRUARY 2006 AGENDA - TOWNHOMES. Proposed Units = 54. Approved Units = 0. BOC denied rezoning request. Rezoning is a preliminary steip in the development process. Approved number of units and/or square feet may be approximate.							
<b>RZM2006-00002</b>		Orig Zone: C-2	RICHARDSON HOUSING GROUP		3.5	26	2	504.03	R6139 008
<b>APC</b>	2/28/2006	Prop Zone: R-TH	TOWNHOMES						R6139 009
		App Zone: R-TH	POUNDS DRIVE, 220-260 BLOCK(S)						R6139 010
		FEBRUARY 2006 AGENDA-TOWNHOMES. Proposed Units = 26. Approved Units = 26. BOC approved as R-TH with a stipulation on maximum units of 26. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.							
<b>RZM2006-00003</b>		Orig Zone: R-100	CLAYT S MASON		1.1	5	3	507.09	R4348 012
<b>APC</b>	9/5/2006	Prop Zone: RM-6	APARTMENTS (RIB)						
		App Zone: RMD	ANDERSON LIVSEY LANE SW, 4500 BLOCK(S)						
		FEBRUARY 2006 AGENDA - APARTMENTS. Proposed Units = 5. BOC approved as RMD. Approved Units = 6 (3 building). Conditioned by BOC to 2 units per building (49,658 sq. ft. [1.14 acres] divided by 16,000 sq. ft. [minimum lot size for duplex on sewer] = 3 buildings or 6 living units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.							

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>RZM2006-00004</b>		Orig Zone: R-100	RASSO PROPERTIES	11.8	60	1	505.17	R7042 005
<b>APC</b>	2/28/2006	Prop Zone: R-TH	TOWNHOMES					R7042 038
		App Zone: R-TH	HERRINGTON ROAD, 1300 BLOCK(S)					
<p>FEBRUARY -2006 AGENDA -TOWNHOMES (VILLAS). Proposed Units = 60. Approved Units =.60 . BOC approved as R-TH - units not specified in conditions. Assume approved units of 60, since max. density calculation would be &gt; number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.</p>								
<b>RZM2006-00005</b>		Orig Zone: C-2	MORSBERGER GROUP	11.1	88	2	504.19	R6190 190
<b>APC</b>	2/28/2006	Prop Zone: R-TH	TOWNHOMES (RIB)					
		App Zone: R-TH	COMMERCIAL COURT, 1200 BLOCK(S)					
<p>FEBRUARY AGENDA 2006 TOWNHOMES. Proposed Units = 88. Approved Units =88 . BOC approved as R-TH - units not specified in conditions. Assume approved units of 88, since max. density calculation would be = number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.</p>								
<b>RZM2006-00006</b>		Orig Zone: M-1	NEW TREND DEVELOPMENTS, LLC	29.8	300	4	502.02	R7172 001
<b>WD</b>	7/25/2006	Prop Zone: RM-13	APARTMENTS					
		App Zone: NA	HORIZON DRIVE, 500 BLOCK(S)					
			SPRIGGS ROAD, 3000 BLOCK(S)					
<p>JULY 2006 AGENDA APARTMENTS</p>								

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					
RZM2006-00007		Orig Zone: M-1	NEW TREND DEVELOPMENTS, LLC	26.1	265	4	502.02	R7172 001
APC	2/20/2007	Prop Zone: R-TH	TOWNHOMES					
		App Zone: R-ZT	HORIZON DRIVE, 500 BLOCK(S)					
JULY 2006 AGENDA TOWNHOMES. BOC approved request as R-ZT Detached. Proposed units = 265. BOC conditioned total units not to exceed 435 (gross density of 3 units per acre). APproved units = 435.								
RZM2006-00008		Orig Zone: R-75	RRT,LLC	5.6	25	2	503.13	R6227 004
DWP	7/25/2006	Prop Zone: R-TH	TOWNHOMES					
		App Zone: NA	INGRAM ROAD, 2200 BLOCK(S)					
MAY 2006 AGENDA TOWNHOMES (VILLAS)								
RZM2006-00009		Orig Zone: R-75	RICHARDSON HOUSING GROUP	4.6	34	1	503.13	R6211 001
APC	5/23/2006	Prop Zone: R-TH	TOWNHOMES					
		App Zone: R-TH	HOPKINS MILL ROAD, 2000 BLOCK(S)					
MAY 2006 AGENDA TOWNHOMES. Proposed Units = 34. BOC approved as RTH Attached. Approved Units = 34. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
RZM2006-00010		Orig Zone: RA-200	RUBY FORREST, INC.	13.3	92	4	506.03	R7143 004
APC	1/23/2007	Prop Zone: R-TH	TOWNHOMES (RIB)					R7143 005
		App Zone: R-TH	GRAVEL SPRINGS ROAD, 2900 BLOCK(S)					
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 92. Approved Units = 80. BOC approved as R-TH with a stipulation on maximum units of 6 per acre. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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(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>RZM2006-00011</b>		Orig Zone: RM-8	DAVID A PRATHER	13.7	103	2	504.20	R6169 005
<b>APC</b>	5/23/2006	Prop Zone: R-TH	TOWNHOMES					R6169 246
		App Zone: R-TH	JIMMY CARTER BOULEVARD, 4900 BLOCK(S)					
MAY 2006 AGENDA TOWNHOMES. Proposed Units = 103. BOC approved as RTH. Approved Units = 103. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00012</b>		Orig Zone: R-100 R-75	20 LOAF PARTNERS, LLC	2.6	0	4	505.07	R5080 259
<b>APC</b>	5/23/2006	Prop Zone: RM-8	TOWNHOMES (RIB)					
		App Zone: RM-8	SUGARLOAF PARKWAY, 800 BLOCK(S)					
MAY 2006 -AGENDA TOWNHOMES. Proposed Units = 0. BOC approved as RM-8. Approved Units = 0 (application request was for the rezoning of 2.58 acres for entrance access only - no lot establishment). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00013</b>		Orig Zone: RA-200	RUBY FORREST, INC.	29.0	140	4	506.03	R7142 006
<b>APC</b>	1/23/2007	Prop Zone: R-TH	TOWNHOMES (RIB)					
		App Zone: R-TH	IVY CREEK ROAD, 2500 BLOCK(S)					
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 140. Approved Units = 140. BOC approved as R-TH - maximum units specified in conditions 6 per acre. Assume approved units of 140, since max. density calculation would be > number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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(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>RZM2006-00014</b>		Orig Zone: M-1	BELLA VERDE LLC	4.7	263	1	505.17	R6203 019
<b>APC</b>	8/15/2006	Prop Zone: HRR	HIGH-RISE RESIDENTIAL (RIB)					R6203 024
		App Zone: HRR	STEVE REYNOLDS BOULEVARD, 3600 BLOCK(S)					
JUNE 2006 AGENDA HIGH-RISE RESIDENTIAL 112,000 SQUARE FEET. Proposed Units = 263. Approved Units = 263. BOC stipulated total maximum number of units at 263,. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00015</b>		Orig Zone: M-1	ASIAN VILLAGE ATLANTA	23.6	140	2	503.04	R6251 002
<b>TBL</b>	5/22/2007	Prop Zone: R-TH	TOWNHOMES					
		App Zone: NA	GOVERNORS LAKE PARKWAY, 6600 BLOCK(S)					
AUGUST 2006 AGENDA TOWNHOMES & VILLAS								
<b>RZM2006-00016</b>		Orig Zone: RA-200	RUBY FORREST, INC.	13.6	95	4	505.14	R7054 042
<b>DWP</b>	9/26/2006	Prop Zone: R-TH	TOWNHOMES (RIB)					R7054 044
		App Zone: NA	OLD FOUNTAIN ROAD, 1300 BLOCK(S)					
AUGUST 2006 AGENDA TOWNHOUSE. Proposed Units = 95. Approved Units = 0. BOC denied case without prejudice. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZM2006-00017</b>		Orig Zone: R-100	RIVERSIDE DEVELOPERS INC.	4.2	32	4	501.04	R7347 027
<b>APC</b>	10/24/2006	Prop Zone: R-TH App Zone: R-TH	TOWNHOMES RIVERSIDE ROAD, 400 BLOCK(S)					
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 32. Approved Units = 32. BOC approved as R-TH - units not specified in conditions. Assume approved units of 32, since max. density calculation would be > number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00018</b>		Orig Zone: O-I	PRECISION DESIGN & DEVELOPMENT, INC.	15.4	112	1	505.10	R7113 133
<b>DEN</b>	9/5/2006	Prop Zone: R-TH App Zone: NA	TOWNHOMES HUNTCREST WAY NE, 2300 BLOCK(S)					
AUGUST 2006 AGENDA TOWNHOUSES. Proposed Units = 112. BOC denied the request.. Approved Units = 0. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00019</b>		Orig Zone: R-75	CDI HUFF INVESTMENTS, LLC	7.4	58	4	505.15	R5018 013
<b>APC</b>	9/26/2006	Prop Zone: R-TH App Zone: R-ZT	TOWNHOMES (RIB) HUFF DRIVE, 90-100 BLOCK(S)					
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 58. BOC approved as R-ZT Detached. Approved Units = 25 (As conditioned by BOC). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZM2006-00020</b>		Orig Zone: R-75	CDI HUFF INVESTMENTS, LLC	14.2	113	4	505.15	R5018 013B
<b>APC</b>	9/26/2006	Prop Zone: R-TH	TOWNHOMES (RIB)					R5018 192
		App Zone: R-TH	HUFF DRIVE, 90-100 BLOCK(S)					R5018 198
								R5018 199
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 113. BOC approved as R-TH. Approved Units = 113 (As conditioned by BOC to 8 units per acre). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00021</b>		Orig Zone: R-100	CORRIDOR PROPERTY GROUP, LLC	12.5	100	4	505.19	R7001 026
<b>APC</b>	9/26/2006	Prop Zone: R-TH	TOWNHOMES (RIB)					R7001 027
		App Zone: R-ZT	BETHESDA SCHOOL ROAD, 600 BLOCK(S)					R7001 028
								R7001 063
								R7001 065
								R7001 068
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 100. BOC approved as R-ZT Detached. Approved Units = 75 (6 units per acre X 12.5 acres = 75). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00022</b>		Orig Zone: O-I C-2 R-75	CSW MANAGEMENT GROUP LTD, LLP	25.8	140	4	505.16	R5015 009
<b>APC</b>	11/28/2006	Prop Zone: R-TH	TOWNHOMES (RIB)					R5015 180
		App Zone: R-TH	LAWRENCEVILLE HIGHWAY, 2700-2800 BLOCK(S)					R5015 317
			ROSEHILL DRIVE, 2900 BLOCK(S)					R5015 327
			SARATOGA DRIVE, 200 BLOCK(S)					R5015 335
			SUTTER ROSE LANE NW, 200 BLOCK(S)					R5016 002
								R5016 002A
								R5016 084
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 140. Approved Units = 206. BOC approved maximum density of development not to exceed 8 units per acre. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
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Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZM2006-00023</b>		Orig Zone: R-100	PLATINUM DEVELOPMENT	5.3	42	1	505.19	R7003 002
<b>APC</b>	8/22/2006	Prop Zone: R-TH	TOWNHOMES					R7003 003
		App Zone: R-TH	CRUSE ROAD, 2100 BLOCK(S)					R7003 009
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 42. Approved Units = 42 . BOC stipulated total maximum number of units at 42. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00024</b>		Orig Zone: R-75	RW AQUISITIONS, LLC	15.4	124	4	505.09	R5206 011
<b>APC</b>	10/17/2006	Prop Zone: R-TH	TOWNHOMES (RIB)					R5206 015
		App Zone: R-TH	SWEETGUM ROAD, 60-70 BLOCK(S)					R5206 017
								R5206 020
								R5206 026
AUGUST 2006 AGENDA TOWNHOMES. Proposed Units = 124. Approved Units = 122. BOC approved as R-TH with a stipulation on maximum units of 8 units per acre (15.36 acres X 8 units = 122.88). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00025</b>		Orig Zone: R-100 O-I C-2	PRECISION DESIGN & DEVELOPMENT, INC	10.8	86	2	503.09	R6270 007
<b>APC</b>	10/3/2006	Prop Zone: R-TH	TOWNHOMES					R6270 082
		App Zone: R-TH	SOUTH OLD PEACHTREE ROAD, 4900 BLOCK(S)					R6287 007A
AUGUST 2006 AGEMDA TOWNHOMES. Proposed Units = 86. Approved Units = 75. BOC approved as R-TH with a stipulation on maximum units of 75. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZM2006-00026</b>		Orig Zone: R-100	SS & S DEVELOPMENTS, LLC	10.5	67	4	501.03	R7337 013
<b>APC</b>	4/10/2007	Prop Zone: R-TH	TOWNHOMES					R7337 014
		App Zone: R-ZT	AUSTIN GARNER ROAD, 5700 BLOCK(S)					R7337 023
NOVEMBER 2006 AGENDA TOWNHOMES			RIVERSIDE ROAD, 900 BLOCK(S)					
<b>RZM2006-00027</b>		Orig Zone: C-2 M-1 R-75	MILL CREEK ASSOCIATES	14.2	113	4	501.06	R7256 011
<b>APC</b>	3/27/2007	Prop Zone: R-TH	TOWNHOMES (RIB)					
		App Zone: C-2	BUFORD HIGHWAY, 700 BLOCK(S)					
NOVEMBER 2006 AGENDA TOWNHOMES								
APC FOR 1.64 ACRES / DE FOR R-TH 10.2								
ACRES. Proposed Units = 113. Approved Units = 0.								
BOC approved 1.64 acres as C-2 and denied 10.20								
acres as R-TH. Rezoning is a preliminary step in the								
development process. Approved number of units								
and/or square feet may be approximate.								
<b>RZM2006-00028</b>		Orig Zone: M-1 R-100	GWINNETT DEVELOPMENT CORPORATION	3.8	24	1	505.17	R7042 003B
<b>APC</b>	1/23/2007	Prop Zone: R-TH	TOWNHOMES					R7042 023
		App Zone: R-TH	HERRINGTON ROAD, 1300 BLOCK(S)					
NOVEMBER 2006 AGENDA TOWNHOMES.								
Proposed Units = 24. Approved Units = 22. BOC								
approved as R-TH with a stipulation on maximum								
units of 22. Rezoning is a preliminary step in the								
development process. Approved number of units								
and/or square feet may be approximate.								
<b>RZM2006-00029</b>		Orig Zone: C-3	THE PLACE AT GWINNETT, LLC	4.1	312	1	502.07	R6207 023
<b>DWP</b>	2/6/2007	Prop Zone: HRR	HIGH-RISE RESIDENTIAL					
		App Zone: NA	GWINNETT PLACE DRIVE, 3400 BLOCK(S)					
OCTOBER 2006 AGENDA HIGH RISE								
RESIDENTIAL. BOC Denied the request without								
prejudice. Proposed units = 312. Approved units = 0.								

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>RZM2006-00030</b>		Orig Zone: O-I	MHC DEVELOPMENT CORP.	9.4	75	3	507.19	R6050 234	
<b>DEN</b>	11/28/2006	Prop Zone: R-TH	TOWNHOMES					R6050 353	
		App Zone: NA	HIGHPOINT ROAD, 2400-2500 BLOCK(S)					R6050 354	
								R6050 355	
NOVEMBER 2006 AGENDA TOWNHOMES.									
Proposed Units = 75. Approved Units = 0. BOC denied the request. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.									
<b>RZM2006-00031</b>		Orig Zone: R-100	LEGENDS LAND DEVELOPMENT GROUP, LLC	8.0	51	4	505.13	R7149 031	
<b>WD</b>	11/28/2006	Prop Zone: R-TH	TOWNHOMES					R7149 079	
		App Zone: NA	OLD PEACHTREE ROAD, 500 BLOCK(S)						
NOVEMBER 2006 AGENDA TOWNHOMES									
<b>RZM2006-00032</b>		Orig Zone: R-ZT RA-200 R-100	LEGENDS LAND DEVELOPMENT GROUP, LLC	20.7	132	4	506.03	R7099 005	
<b>WD</b>	11/28/2006	Prop Zone: R-TH	TOWNHOMES					R7100 009	
		App Zone: NA	ASHTON RIDGE DRIVE, 2200 BLOCK(S)					R7100 010	
			GRAVEL SPRINGS ROAD, 2300 BLOCK(S)					R7100 091	
NOVEMBER 2006 AGENDA TOWNHOMES								R7137 011	
								R7137 020	
<b>RZM2006-00033</b>		Orig Zone: R-100	JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.	15.3	49	1	505.11	R7114 001	
<b>APC</b>	3/6/2007	Prop Zone: R-TH	TOWNHOMES					R7114 170	
		App Zone: R-ZT	NORTH BROWN ROAD, 1700 BLOCK(S)					R7114 173	
NOVEMBER 2006 AGENDA TOWNHOMES.									
Proposed Units = 49. Approved Units = 49. BOC approved as R-ZT with a stipulation on maximum units of 3.2 per acre (3.2 X 15.27 = 49). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.									

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>RZM2006-00034</b>		Orig Zone: R-100	JAMES CORCORAN	19.2	67	3	507.18	R6068 022
<b>APC</b>	11/28/2006	Prop Zone: R-SR App Zone: R-SR	SENIOR ORIENTED RESIDENCES MCGEE ROAD, 1800 BLOCK(S)					
NOVEMBER 2006 AGENDA SENIOR ORIENTED RESIDENCE. Proposed Units = 67. Approved Units =.67 . BOC approved with stipulation that maximum density shall be limited to 3.5 units per acre as shown on site plan submitted at 11-8-06 PC Mtg. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZM2006-00035</b>		Orig Zone: OBP	BEAZER HOMES GEORGIA	5.5	44	2	503.08	R6301 128
<b>DWP</b>	1/23/2007	Prop Zone: R-TH App Zone: NA	TOWNHOMES (RIB) DAVINCI COURT, 3700 BLOCK(S) SPALDING TERRACE, 3700 BLOCK(S)					R6301 141
NOVEMBER 2006 AGENDA TOWNHOMES								

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

### 2006 RZR Rezoning Cases

Wednesday, April 11, 2007 12:15 PM

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2006-00001</b>		Original: R-75	WILLIE PROPERTIES LLC	31.7	149	4	501.06	R7230 004
<b>APC</b>	12/6/2005	Proposed: R-ZT Approved: R-75 CSO R-ZT	TOWNHOMES SOUTH SIDE ROAD, 0-100 BLOCK(S)					
FEBRUARY 2005 AGENDA - TOWNHOMES. Proposed Units = 149. BOC approved as R-ZT & R-75 CSO. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00002</b>		Original: R-75	RICHARDSON HOUSING GROUP	5.4	26	1	504.24	R6158 009
<b>APC</b>	9/5/2006	Proposed: R-ZT Approved: R-ZT	SINGLE-FAMILY SUBDIVISION BURNS ROAD, 4400 BLOCK(S)					R6158 019
MARCH 2006 AGENDA - SINGLE FAMILY S/D. Proposed Units = 26. BOC approved as R-ZT Detached. Approved Units = 26. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00003</b>		Original: RA-200	MERIDIAN DEVELOPMENT CORP.	27.3	61	3	506.02	R5268 015
<b>APC</b>	8/22/2006	Proposed: R-100 CSO Approved: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION CAMPBELL ROAD, 700 BLOCK(S)					R5268 032 R5268 033
MARCH 2006- SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed Units = 61. Approved Units =.50 . BOC stipulated maximum number of units at 50. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00004</b>		Original: RA-200	S.E. REAL ESTATE FUND #2	57.0	131	3	506.04	R2004 015
<b>APC</b>	6/20/2006	Proposed: R-100 CSO Approved: R-100 MOD	SINGLE-FAMILY CONSERVATION SUBDIVISION MOUNT MORIAH ROAD, 600-700 BLOCK(S) CLACK ROAD, 4600-4700 BLOCK(S)					
MARCH 2006 AGENDA - SINGLE-FAMILY SUBDIVISION. Proposed Units = 131. Approved Units = 105. BOC approved as R-100 MOD with a stipulation on maximum units of 105. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00005</b>		Original: RA-200	MAULDIN FARMS LLC	54.1	149	3	506.04	R3002 044
<b>APC</b>	4/25/2006	Proposed: R-75 MOD Approved: R-75 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION BRASELTON HIGHWAY, 4000 BLOCK(S)					
APRIL 2006 AGENDA - MODIFIED SINGLE-FAMILY SUBDIVISION (RESCHEDULED BY BOC 3/22/05). Proposed Units = 149. Approved Units = 131. BOC approved as R-75 MOD with a stipulation on maximum units of 131. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00006</b>		Original: R-100	BIGHORN INVESTMENTS, LLC	12.1	40	4	506.02	R7017 007B
<b>APC</b>	7/25/2006	Proposed: R-ZT Approved: R-100 MOD	SINGLE-FAMILY SUBDIVISION RABBIT HILL CIRCLE, 1900 BLOCK(S) HOOD ROAD, 1900 BLOCK(S)					
MARCH 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed units = 40. BOC approved as R-100 MOD. Approved units = 27.83 based on formula (12.1 acres x 2.3 units/acre = 27.83 units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00007</b>		Original: R-100 RA-200	BIGHORN INVESTMENTS, LLC	61.0	273	4	506.02	R5272 002
<b>APC</b>	7/25/2006	Proposed: R-ZT	SINGLE-FAMILY SUBDIVISION					R5272 008
		Approved: R-100 MOD R-ZT	HURRICANE SHOALS ROAD, 1800-1900 BLOCK(S)					
		MARCH 2006 - SINGLE FAMILY S/D. Proposed units = 273. BOC approved 51 acres as R-100 MOD and 10 acres as R-ZT. Approved units = 197 based on formula of 51 acres X 2.3 units/acre = 117.3 and 10 acres x 8 units/acre (approval did not indicate attached for detached therefore assume maximum attached) = 80. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.	RABBIT HILL ROAD, 500 BLOCK(S)					
<b>RZR2006-00010</b>		Original: RA-200	TOMOKA SPRINGS, LLC	27.9	73	3	506.02	R5344 015
<b>APC</b>	4/25/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					
		Approved: R-100 MOD	BERRY HALL ROAD, 2600 BLOCK(S)					
		MARCH 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed Units = 73 . Approved Units = 58. BOC approved as R-100 MOD with a stipulation on maximum units of 58. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						
<b>RZR2006-00011</b>		Original: RA-200	DUNEDIN WALK, LLC	33.3	76	3	506.02	R5345 001
<b>APC</b>	4/25/2006	Proposed: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION					R5345 002
		Approved: R-100 MOD	HALL ROAD, 3300 BLOCK(S)					
		MARCH 2006 AGENDA SINGLE FAMILY MODIFIED SUBDIVISION. Proposed Units = 76. Approved Units = 70. BOC approved as with a stipulation on maximum units of 70 (2.1 units per acre). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						

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>RZR2006-00012</b>		Original: RA-200	PEGGY SLAPPY PROPERTIES, INC.	56.9	130	4	506.04	R3007 001
<b>APC</b>	4/25/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R3007 001B
		Approved: R-100 CSO	SPOUT SPRINGS ROAD, 4500-4600 BLOCK(S)					R3007 001C
								R3007 104
		MARCH 2006 AGENDA SINGLE FAMILY						R3007 140
		CONSERVATION SUBDIVISION (AMENDED FROM						R3007 178
		R-75 CSO TO R-100 CSO ON 3/21/06). Proposed Units =						R3007 206
		130. Approved Units = 130. BOC approved as R-100						R3007 218
		CSO - units not specified in conditions. Assume approved						
		units of 130, since approved as applied for. Rezoning is a						
		preliminary step in the development process. Approved						
		number of units and/or square feet may be approximate.						
<b>RZR2006-00013</b>		Original: RA-200	LEGACY ACADEMY C/O	4.5	26	4	506.04	R3003 173
<b>APC</b>	11/1/2005	Proposed: R-ZT	SINGLE-FAMILY SUBDIVISION (RIB)					
		Approved: R-ZT	BRASELTON HIGHWAY, 4300 BLOCK(S)					
		MARCH 2006 - AGENDA - SINGLE FAMILY						
		SUBDIVISION. Proposed Units = 26. Approved Units =						
		17. BOC approved with a stipulation on maximum units						
		of 17. Rezoning is a preliminary step in the development						
		process. Approved number of units and/or square feet may						
		be approximate.						
<b>RZR2006-00014</b>		Original: RA-200 R-100	SHOWCASE COMMUNITIES	52.4	120	3	506.02	R5266 009
<b>APC</b>	4/25/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R5266 034
		Approved: R-100	EWING CHAPEL ROAD, 1300 BLOCK(S)					
		MARCH 2006 AGENDA SINGLE FAMILY						
		CONSERVATION SUBDIVISION. Proposed Units =						
		120. Approved Units = 52. BOC approved as R-100						
		with a stipulation that density not exceed 1 units per acre (1						
		X 52.41 = 52 units). Rezoning is a preliminary step in the						
		development process. Approved number of units and/or						
		square feet may be approximate.						

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>RZR2006-00015</b>		Original: R-100 RA-200	YDI, INC.	30.2	98	3	507.04	R5125 023
<b>APC</b>	3/6/2007	Proposed: R-ZT	SINGLE-FAMILY SUBDIVISION					R5125 028
		Approved: R-SR	ATHENS HIGHWAY, 700-800 BLOCK(S)					
JUNE 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 98. Approved Units = 91. BOC approved as R-SR with a stipulation on maximum units of 91 (3 units per acre). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00016</b>		Original: RA-200	JOHN CHRISTIANSEN	21.3	49	3	506.02	R5245 002
<b>WD</b>	6/27/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R5245 140
		Approved: NA	WEST CAMPBELL ROAD, 800 BLOCK(S)					
			CAMPBELL ROAD, 800 BLOCK(S)					
JUNE 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION								
<b>RZR2006-00017</b>		Original: RA-200	RANSOM DEVELOPMENT CORPORATION	25.0	70	4	506.03	R7182 010A
<b>APC</b>	6/27/2006	Proposed: R-75 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION					R7182 106
		Approved: R-75 MOD	HAMILTON MILL ROAD, 3400 BLOCK(S)					
JUNE 2006 AGENDA MODIFIED SINGLE-FAMILY SUBDIVISION. Proposed Units = 70. Approved Units = 70. BOC approved as applied for. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00018</b>		Original: RA-200 R-100 MOD	JOHNSON/NEEL INVESTMENTS LLC	45.5	81	4	506.04	R3003 016
<b>APC</b>	10/25/2005	Proposed: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION					R3004 033
		Approved: R-100 MOD	BRASELTON HIGHWAY, 4900-5000 BLOCK(S)					R3004 420
			BILL CHEEK ROAD, 4900-5000 BLOCK(S)					R3005 003
OCTOBER 2005 AGENDA - MODIFIED SINGLE-FAMILY SUBDIVISION. Proposed Units = 81. Approved Units = 81. BOC approved as R-100 MOD - units not specified in conditions. Assume approved units of 81, since max. density calculation would be > number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00019</b>		Original: RA-200 R-100 MOD	HWY 124 LLC A GA LIMITED LIABILITY	5.5	12	4	506.04	R3004 033
<b>APC</b>	10/25/2005	Proposed: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION					R3004 077
		Approved: R-100 MOD	BRASELTON HIGHWAY, 4900-5000 BLOCK(S)					
OCTOBER 2005 AGENDA -MODIFIED SINGLE-FAMILY SUBDIVISION. Proposed Units = 12. Approved Units = 12. BOC approved as R-100 Mod with no stipulation on maximum units. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00020</b>		Original: RA-200	GP ENTERPRISES, INC	49.7	140	4	506.04	R3003 011A
<b>APC</b>	6/27/2006	Proposed: R-75 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R3003 011B
		Approved: R-100 MOD	BRASELTON HIGHWAY, 4500 BLOCK(S)					R3003 027A
			HOLMAN ROAD, 1700 BLOCK(S)					R3003 042
			HOG MOUNTAIN ROAD, 4400-4500 BLOCK(S)					
JUNE 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed Units = 140. Approved Units = 114. BOC approved as R-100 MOD - zoning district different than applied for. ( units/acre 2.3 x 49.72 acres = 114 ). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00021</b>		Original: RA-200	TRINITY BROTHERS DEVELOPMENT. LLC	33.2	100	3	506.04	R3001 037
<b>APC</b>	7/25/2006	Proposed: R-75 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R3001 051
		Approved: R-100 MOD	HOG MOUNTAIN ROAD, 3100 BLOCK(S)					R3001 068
								R3001 084
								R3001 206
<p>JUNE 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed units = 100. BOC approved as R-100 MOD with maximum number of units for RZR2006-00021 &amp; RZR2006-00022 combined limited to 169 units. Approved units for RZR2006-00021 = 76 (assuming combined units of 169 /acres for both of 73.85 = 2.28 X 33.17 acres for this site 76 approved units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.</p>								
<b>RZR2006-00022</b>		Original: RA-200	TRINITY BROTHERS DEVELOPMENT, LLC	40.7	122	3	506.04	R3001 004B
<b>APC</b>	7/25/2006	Proposed: R-75 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R3001 027
		Approved: R-100 MOD	HOG MOUNTAIN ROAD, 3000-3100 BLOCK(S)					R3001 029
								R3001 030
								R3001 034
								R3001 043
								R3001 044
								R3001 046
								R3001 088
<p>JUNE 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed units = 122. BOC approved as R-100 MOD with maximum number of units for RZR2006-00021 &amp; RZR2006-00022 combined limited to 169 units. Approved units for RZR2006-00022 = 93 (assuming combined units of 169 /acres for both of 73.85 = 2.28 X 40.68 acres for this site 93 approved units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.</p>								

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>RZR2006-00023</b>		Original: RA-200	HARVIE EWING JR.	53.7	112	3	506.02	R5325 007
<b>APC</b>	6/27/2006	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					R5325 023
		Approved: R-100	BOLD SPRINGS ROAD, 2700 BLOCK(S)					
			JONES PHILLIPS ROAD, 2400-2500 BLOCK(S)					
JUNE 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 112. Approved Units = 107. BOC approved as with a stipulation on maximum units of 2 per acre. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00024</b>		Original: RA-200	MILL CREEK CONSULTING	8.5	24	4	506.03	R7185 148
<b>APC</b>	6/27/2006	Proposed: R-ZT	SINGLE-FAMILY SUBDIVISION (RIB)					
		Approved: R-ZT	CROSS ROAD, 3300 BLOCK(S)					
JUNE 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 24. Approved Units = 24. BOC approved as R-ZT - units not specified in conditions. Assume approved units of 24, since BOC approved as applied for. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00025</b>		Original: RA-200	BCS COMMUNITIES, LLC	96.6	201	3	506.02	R5249 003
<b>DWP</b>	7/25/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R5249 011
		Approved: NA	EWING CHAPEL ROAD, 2100-2200 BLOCK(S)					R5250 001A
								R5250 018
								R5250 019
								R5250 025
								R5250 026
JUNE 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed units = 201. Approved units = 0. BOC denied without prejudice.								

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>RZR2006-00026</b>		Original: RA-200	RICHARDSON HOUSING GROUP INC	35.4	83	3	506.02	R2003 007A
<b>APC</b>	6/27/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R2003 109
		Approved: R-100 MOD	OLD AUBURN ROAD, 3200 BLOCK(S)					R2003 131
								R2003 184
								R2003 275
JUNE 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed Units = 83. Approved Units = 73. BOC approved as R-100 MOD with a stipulation on maximum units of 73. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00027</b>		Original: RA-200	C K ATLANTA I, LLC	5.1	13	4	506.03	R7182 044
<b>WD</b>	6/27/2006	Proposed: R-60	SINGLE-FAMILY SUBDIVISION					
		Approved: NA	SOUTH PUCKETT ROAD, 3200 BLOCK(S)					
JUNE 2006 AGENDA SINGLE FAMILY SUBDIVISION								
<b>RZR2006-00028</b>		Original: RA-200	ROBERT HARRIS HOMES	29.7	68	4	506.03	R1003 271
<b>APC</b>	8/23/2005	Proposed: R-75 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION					R1003 273
		Approved: R-75 MOD	BART JOHNSON ROAD, 3200-3300 BLOCK(S)					
			RIDGE ROAD, 3500-3600 BLOCK(S)					
AUGUST 2005 - AGENDA - SINGLE FAMILY SUBDIVISION (MODIFIED). Proposed Units = 68. Approved Units = 68. BOC approved as R-75 MOD - units not specified in conditions. Assume approved units of 68, since max. density calculation would be > number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00029</b>		Original: RA-200	JOHN LEWIS	5.8	12	3	506.04	R3002 049
<b>APC</b>	9/26/2006	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					R3002 100
		Approved: R-100	PATRICK ROAD, 1700-1800 BLOCK(S)					R3002 151
								R3002 152
SEPTEMBER 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 12. Approved Units = 12. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00030</b>		Original: R-100	SF PROPERTIES INC.	25.6	83	1	502.02	R7168 001A
<b>APC</b>	9/26/2006	Proposed: R-ZT	SINGLE-FAMILY SUBDIVISION (RIB)					R7168 016
		Approved: R-ZT	BURNETTE ROAD, 3200 BLOCK(S)					
SEPTEMBER 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 83. Approved Units = 83 (BOC conditioned to 3.25 units per acre). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00032</b>		Original: RA-200 R-100	POOLE MOUNTAIN LLC	96.6	199	3	506.04	R2002 012
<b>APC</b>	12/12/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					
		Approved: R-100 CSO	MINERAL SPRINGS ROAD, 1100-1200 BLOCK(S)					
SEPTEMBER 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed Units = 199. Approved Units = 193. BOC approved as with a stipulation on gross density which shall not exceed 2 units per acre with a minimum of 40% open space. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00033</b> <b>TBL</b>	4/24/2007	Original: RA-200 Proposed: R-ZT Approved: NA	PREMIER PLANNING & DEVELOPMENT GROUP, LLC SINGLE-FAMILY SUBDIVISION KILGORE ROAD, 2200 BLOCK(S) CROSS ROAD, 3400 BLOCK(S)	8.3	19	4	506.03	R7185 005
SEPTEMBER 2006 AGENDA SINGLE FAMILY SUBDIVISION								
<b>RZR2006-00034</b> <b>APC</b>	10/17/2006	Original: RA-200 Proposed: R-60 Approved: R-SR	ROBERT A BOWMAN JR. SINGLE-FAMILY SUBDIVISION (RIB) RIDGE ROAD, 3600-3700 BLOCK(S) BART JOHNSON ROAD, 3300 BLOCK(S)	18.5	62	4	506.03	R1004 119 R1004 145
SEPTEMBER 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 62 (R-60). Approved Units = 47 (R-SR). BOC approved as R-SR with a stipulation that development will be as per site plan submitted at PC meeting 9-19-06 (Site Plan indicates 47 units) . Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00035</b> <b>APC</b>	9/26/2006	Original: R-100 Proposed: RA-200 Approved: RA-200	MAGNOLIA HALL ON SEVER, LLC OTHER SEVER ROAD, 2000 BLOCK(S)	6.5	0	1	505.11	R7083 270
SEPTEMBER 2006 AGENDA COUNTRY CLUB								
<b>RZR2006-00036</b> <b>APC</b>	10/24/2006	Original: RA-200 Proposed: R-SR Approved: R-SR	THE VILLAGE AT HAMILTON MILL INVESTORS, LLC SINGLE-FAMILY SUBDIVISION JIM MOORE ROAD, 3100-3200 BLOCK(S)	66.7	185	3	506.04	R2001 006 R2001 007 R2001 174 R2001 265 R2001 266 R2001 267
SEPTEMBER 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 185. Approved Units = 185. BOC approved as R-SR with a stipulation on maximum units of 2.77 density (185 units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00037</b>		Original: RA-200	LEGENDS LAND DEVELOPMENT GROUP LLC	63.8	118	4	506.04	R3004 027
<b>APC</b>	9/26/2006	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					R3004 065
		Approved: R-100	MOUNT MORIAH ROAD, 1200-1300 BLOCK(S)					R3004 068
			THOMAS DRIVE, 1700 BLOCK(S)					R3004 124
		SEPTEMBER 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION (AMENDED TO R-100 JULY 31, 2006). Proposed Units = 118. Approved Units = 118 . Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						R3004 125
<b>RZR2006-00038</b>		Original: RA-200	JIM CASWELL	103.4	257	3	506.02	R5246 002
<b>APC</b>	10/24/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					
		Approved: R-100 CSO	CAMPBELL ROAD, 1100 BLOCK(S)					
		SEPTEMBER 2006 AGENDA SINGLE FAMILY CONSERVATION SUBDIVISION. Proposed Units = 257. Approved Units = 206. BOC approved as R-100 CSO with a stipulation on maximum units of 206. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						
<b>RZR2006-00039</b>		Original: R-75	RICHARDSON HOUSING GROUP	2.9	10	2	504.11	R6158 007
<b>APC</b>	9/5/2006	Proposed: R-ZT	SINGLE-FAMILY SUBDIVISION					R6158 127
		Approved: R-ZT	BURNS ROAD, 4400 BLOCK(S)					
		JULY 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 9. BOC approved as R-ZT Detached. Approved Units = 9 (conditioned to no more than 9 lots). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						

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>RZR2006-00040</b>		Original: RA-200	MASTON PROPERTIES, LLC	187.7	272	4	506.04	R3005 003
<b>APC</b>	9/26/2006	Proposed: R-100 CSO Approved: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION WHEELER ROAD, 5400 BLOCK(S)					
SEPTEMBER 2006 AGENDA SINGLE-FAMILY CONSERVATION SUBDIVISION-zoning sign visual confirmation ML 8-18-06. Proposed Units = 272. Approved Units = 262 (As conditioned by BOC to no more than 262 lots as shown on site plan). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00041</b>		Original: RA-200	CECIL BREEDLOVE	27.2	125	4	506.03	R7142 001
<b>APC</b>	1/23/2007	Proposed: R-ZT Approved: R-ZT	SINGLE-FAMILY SUBDIVISION (RIB) GRAVEL SPRINGS ROAD, 2700-2800 BLOCK(S)					R7142 016 R7142 017
SEPTEMBER 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 125. Approved Units = 125. BOC approved as R-ZT - units not specified in conditions. Assume approved units of 125, since max. density calculation would be > number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00042</b>		Original: R-75	MAHAFFEY, PICKENS, TUCKER LLP	12.3	73	4	505.16	R5084 010
<b>APC</b>	8/15/2006	Proposed: R-ZT Approved: R-ZT	SINGLE-FAMILY SUBDIVISION (RIB) SUGARLOAF PARKWAY, 3400 BLOCK(S)					R5084 011 R5084 012 R5084 013
JULY 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 73. Approved Units = 73. BOC approved as applied for. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
<b>RZR2006-00043</b>	Original: RA-200		CEDARS ROAD ASSOCIATES II, LLC		85.0	244	3	505.09	R5231 004
<b>WD</b>	12/12/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION						
		Approved: NA	CALLIE STILL ROAD, 2000 BLOCK(S)						
		DECEMBER 2006 AGENDA SINGLE-FAMILY CONSERVATION SUBDIVISION	NEW HOPE ROAD, 2200 BLOCK(S)						
<b>RZR2006-00044</b>	Original: RA-200		CEDARS ROAD ASSOCIATES II, LLC		53.8	77	3	505.09	R5231 004
<b>DWP</b>	1/23/2007	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION						
		Approved: NA	NEW HOPE ROAD, 2200 BLOCK(S)						
		DECEMBER 2006 AGENDA SINGLE-FAMILY CONSERVATION SUBDIVISION							
<b>RZR2006-00045</b>	Original: RA-200		CEDARS ROAD ASSOCIATES II, LLC		7.0	0	3	505.09	R5231 004
<b>WD</b>	12/12/2006	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION						
		Approved: NA	CALLIE STILL ROAD, 2000 BLOCK(S)						
		DECEMBER 2006 AGENDA SINGLE-FAMILY CONSERVATION SUBDIVISION							
<b>RZR2006-00046</b>	Original: RA-200 R-100 MOD		PILLAR DEVELOPMENT		15.9	17	3	506.02	R5306 001
<b>APC</b>	12/12/2006	Proposed: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION						
		Approved: R-100 MOD	OLD AUBURN ROAD, 2800 BLOCK(S)						
		DECEMBER 2006 AGENDA MODIFIED SINGLE-FAMILY SUBDIVISION. Proposed Units = 17. Approved Units = 17 . BOC approved as R-100 MOD with a stipulation on overall net density of 2.10 lots per acre . Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.	BALLYSHANNON DRIVE NE, 400 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>RZR2006-00047</b>		Original: RA-200	VINTAGE COMMUNITIES	20.9	39	4	506.04	R3003 071
<b>APC</b>	3/28/2006	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					R3003 258
		Approved: R-100	MOUNT MORIAH ROAD, 1200-1300 BLOCK(S)					R3003 578
DECEMBER 2005 - AGENDA - SINGLE-FAMILY SUBDIVISION. Proposed Units = 39. Approved Units = 39. BOC approved as R-100 - units not specified in conditions. Assume approved = number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00048</b>		Original: R-100	T.K. PROPERTIES	18.8	50	4	505.14	R7064 006B
<b>WD</b>	12/12/2006	Proposed: R-60	SINGLE-FAMILY SUBDIVISION					R7064 015
		Approved: NA	AZALEA DRIVE, 1700 BLOCK(S)					R7064 019
								R7064 085
								R7091 024
								R7091 028
DECEMBER 2006 AGENDA SINGLE-FAMILY SUBDIVISION								
<b>RZR2006-00049</b>		Original: RA-200	CONTRACT DEVELOPMENT LLC	19.7	42	3	506.04	R2002 098
<b>APC</b>	12/12/2006	Proposed: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION					R2002 099
		Approved: R-100	HAYES ROAD, 500 BLOCK(S)					R2002 194
DECEMBER 2006 AGENDA MODIFIED SINGLE FAMILY SUBDIVISION. Proposed Units = 42. Approved Units = 39. BOC approved as R-100 - zoning district different than applied for. ( 2 units/acre x 19.71 acres = 39.42 ). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								
<b>RZR2006-00050</b>		Original: M-1	NEW TREND DEVELOPMENTS, LLC	24.4	58	4	502.02	R7172 001
<b>WD</b>	7/25/2006	Proposed: R-60	SINGLE-FAMILY SUBDIVISION					
		Approved: NA	HORIZON DRIVE, 500 BLOCK(S)					
			SPRIGGS ROAD, 3000 BLOCK(S)					
JULY 2006 AGENDA SINGLE FAMILY 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>RZR2006-00051</b> <b>APC</b>	2/20/2007	Original: M-1 Proposed: R-ZT Approved: R-ZT	NEW TREND DEVELOPMENTS, LLC SINGLE-FAMILY ZERO LOT LINE SUBDIVISION (R-ZT) (RIB) HORIZON DRIVE, 500 BLOCK(S) SPRIGGS ROAD, 3000 BLOCK(S)	124.0	95	4	502.02	R7173 004
JULY 2006 AGENDA SINGLE FAMILY RESIDENTIAL. BOC approved as R-ZT Detached. Proposed units = 95. BOC conditioned total units not to exceed 435. Proposed units = 435.								
<b>RZR2006-00052</b> <b>TBL</b>	4/24/2007	Original: RA-200 Proposed: R-100 CSO Approved: NA	PAUL FEKETE SINGLE-FAMILY CONSERVATION SUBDIVISION LUTHER WAGES ROAD, 3000 BLOCK(S)	49.7	111	3	506.02	R5317 016 R5317 021 R5317 052
DECEMBER 2006 AGENDA SINGLE-FAMILY CONSERVATION SUBDIVISION								
<b>RZR2006-00053</b> <b>TBL</b>	5/1/2007	Original: RA-200 Proposed: R-60 Approved: NA	JEM DEVELOPMENT, LLC SINGLE-FAMILY SUBDIVISION SARDIS CHURCH ROAD, 3600 BLOCK(S)	40.8	144	4	506.04	R1001 020 R1001 158 R1001 364
DECEMBER 2006 AGENDA SINGLE FAMILY SUBDIVISION								
<b>RZR2006-00054</b> <b>APC</b>	1/23/2007	Original: RA-200 Proposed: R-75 Approved: R-100	DMH HOMES LLC SINGLE-FAMILY SUBDIVISION RIDGE ROAD, 3900-4000 BLOCK(S)	19.9	39	4	506.03	R1004 134 R1004 151 R1004 152
DECEMBER 2006 AGENDA SINGLE-FAMILY SUBDIVISION. Proposed Units = 39. Approved Units = 39. BOC approved as R-100 - units not specified in conditions. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.								

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>RZR2006-00055</b>		Original: RA-200	RUBY FORREST, INC.	29.0	96	4	506.03	R7142 023
<b>APC</b>	1/23/2007	Proposed: R-60	SINGLE-FAMILY SUBDIVISION					R7143 004
		Approved: R-75 MOD	GRAVEL SPRINGS ROAD, 2900 BLOCK(S)					R7179 016
		AUGUST 2006 AGENDA - SINGLE FAMILY SUBDIVISION. Proposed Units = 96. Approved Units = 87. BOC approved as R-75 Mod. with no condition on maximum # of units - zoning district different than applied for. (3 units/28.99 acre x acres = 87 units). Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						
<b>RZR2006-00056</b>		Original: RA-200	RUBY FORREST, INC.	48.2	214	4	506.03	R7143 004
<b>APC</b>	1/23/2007	Proposed: R-ZT	SINGLE-FAMILY SUBDIVISION					R7143 005
		Approved: R-TH	GRAVEL SPRINGS ROAD, 2900 BLOCK(S)					
		AUGUST 2006 AGENDA SINGLE FAMILY SUBDIVISION. Proposed Units = 214. Approved Units = 214. BOC approved as R-ZT - units not specified in conditions. Assume approved units of 214, since max. density calculation would be > number of proposed units for same zoning district. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						
<b>RZR2006-00057</b>		Original: RA-200	RUBY FORREST, INC.	54.2	99	4	506.03	R7142 023
<b>APC</b>	1/23/2007	Proposed: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION					R7142 091
		Approved: R-100 MOD	IVY CREEK ROAD, 2500-2600 BLOCK(S)					R7142 168
		AUGUST 2006 AGENDA SINGLE-FAMILY MODIFIED SUBDIVISION. Proposed Units = 99. Approved Units = 99. BOC approved as applied for R-100 MOD - units not specified in conditions. Rezoning is a preliminary step in the development process. Approved number of units and/or square feet may be approximate.						

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: 1/24/2007 8:30:34 AM

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
CDP2003-00143	1/10/2006	5955 SINGLETON ROAD	OFFICE	5955 SINGLETON ROAD	6196 013	0.6	0	0	504.21
CDP2004-00106	5/10/2006	POWERTEL (GRAVEL SPRINGS)	OTHER-TOWER	2946 GRAVEL SPRINGS ROAD	7143 016	0.1	0	0	506.03
CDP2004-00314	11/14/2006	IVY CREEK GREENWAY, PHASE I	GOVERNMENT	2020 CLEAN WATER DRIVE NE	7188 001	2.5	0	0	501.06
CDP2005-00032	9/25/2006	DISCOUNT TIRES (STEVE REYNOLDS	COMMERCIAL	3105 STEVE REYNOLDS BOULEVARD	6231 427	1.1	0	8,160	502.07
CDP2005-00074	5/10/2006	HOG MOUNTAIN PUMP STATION	OTHER-UTILITY	2910 OLD FOUNTAIN ROAD PUMP STATION	2001 285	0.7	0	0	506.02
CDP2005-00095	1/27/2006	BUFORD HIGHWAY WAREHOUSE	OFFICE/WAREHOUSE	4995 BUFORD HIGHWAY	6257 005	2.1	0	16,200	503.11
CDP2005-00106	12/7/2006	CONTRACTORS PLACE	OFFICE/WAREHOUSE	1635 BEAVER RUIN ROAD	6201 008A	1.9	0	6,669	504.24
CDP2005-00125	1/24/2006	RIVERDANCE	OFFICE	SATELLITE BOULEVARD	7154 017	4.9	0	36,512	502.04
CDP2005-00128	2/2/2006	BEVERLY BROS LANDSCAPES	INDUSTRIAL	829 ATHENS HIGHWAY	5125 006	4.3	0	2,400	507.05
CDP2005-00139	2/13/2006	124 SOUTH OFFICE PARK	OFFICE	2715 CENTERVILLE HIGHWAY	6033 276	7.4	0	76,000	507.19
CDP2005-00156	7/19/2006	OLD NORCROSS PLAZA	COMMERCIAL	2200 OLD NORCROSS ROAD	7037 015	2.4	0	22,857	505.19
CDP2005-00162	8/2/2006	SWEET WATER PARK	GOVERNMENT	800 BETHESDA SCHOOL ROAD	7002 337	25.4	0	4,450	505.19
CDP2005-00171	2/15/2006	MULBERRY PUMP STATION & FORCE	OTHER-UTILITY	4346 HOG MTN BRASELTON ROAD	3003 063	7.6	0	0	506.04
CDP2005-00172	1/24/2006	MULBERRY PUMP STN & FORCE MAIN	OTHER-UTILITY	4346 HOG MTN BRASELTON ROAD	3003 063	7.0	0	0	506.04
CDP2005-00174	2/6/2006	CAMBRIDGE OFFICE CENTER	OFFICE/WAREHOUSE	1040 COOPER ROAD	5101 027	0.7	0	6,250	507.05
CDP2005-00177	9/18/2006	SHINING STARS ACADEMY	COMMERCIAL	3152 CRUSE ROAD	6154 114	0.0	0	1,400	505.18
CDP2005-00181	10/18/2006	PLEASANT HILL PLAZA	COMMERCIAL	748 PLEASANT HILL ROAD	6156 187	1.6	0	14,082	502.04
CDP2005-00186	5/16/2006	WOODWARD CROSSING	OTHER-UTILITY	3320 FINANCIAL CENTER WAY	7190 005	3.8	0	0	501.06
CDP2005-00189	4/19/2006	MARATHON II	OFFICE/WAREHOUSE	795 MARATHON PARKWAY	7035 074	1.4	0	16,000	505.07
CDP2005-00199	1/18/2006	SINGLETON ROAD PLAZA	COMMERCIAL	1461 PIRKLE ROAD	6189 002B	1.6	0	12,490	504.19
CDP2005-00202	4/3/2006	PHILLIPS PUMP STATION AND FORC	OTHER-UTILITY	JONES PHILLIPS ROAD	5316 002	7.0	0	0	506.02
CDP2005-00205	1/23/2006	GRASSCLIPS	OTHER-PARKING	6556 PLEASANTDALE ROAD	6247 018	0.5	0	0	503.04
CDP2005-00207	6/6/2006	R & J TIRES	COMMERCIAL	5039 BUFORD HIGHWAY	6257 002	1.3	0	8,724	503.11
CDP2005-00208	2/14/2006	IMMANUEL FULL GOSPEL CHURCH	CHURCH	1481 LAWRENCEVILLE SUWANEE ROAD	7048 001	3.6	0	9,100	505.12
CDP2005-00210	1/3/2006	MILL CREEK ELEMENTARY SCHOOL	GOVERNMENT	2707 KILGORE ROAD	7183 008	19.8	0	0	506.03
CDP2005-00218	3/15/2006	SATELLITE BOULEVARD CHURCH	CHURCH	655 SATELLITE BOULEVARD	7168 084	9.6	0	91,101	502.02
CDP2005-00221	8/30/2006	CEDARS ROAD CENTER	COMMERCIAL	1205 WINDER HIGHWAY	5210 007	1.3	0	5,400	505.09

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CDP2005-00222	8/9/2006	FIVE FORKS TRICKUM DENTAL FACI	OFFICE	4150 FIVE FORKS TRICKUM ROAD	6090 005	1.5	0	10,876	504.29
CDP2005-00225	2/8/2006	OLD PEACHTREE PRESBYTERIAN	CHURCH	1756 OLD PEACHTREE ROAD	7165 003	0.0	0	0	502.04
CDP2005-00226	3/16/2006	ROCK TENN	OFFICE/WAREHOUSE	4444 OLD PEACHTREE ROAD	6268 006	0.1	0	3,125	503.09
CDP2005-00227	2/1/2006	AMERICAN UNITED BANK	COMMERCIAL	1888 OLD NORCROSS ROAD	7036 003F	1.5	0	12,000	505.07
CDP2005-00237	1/5/2006	NEW HOPE CHURCH OF CHRIST	CHURCH	3353 NEW HOPE ROAD	5295 057	8.0	0	5,600	506.02
CDP2005-00239	2/9/2006	BLAZE RECYCLING & METALS	INDUSTRIAL	5500 BROOK HOLLOW PARKWAY	6214 003	5.4	0	1,200	503.12
CDP2005-00244	2/15/2006	OFFICE BUILDINGS AT 5680 SPALD	OFFICE	3705 ENGINEERING DRIVE	6302 170	3.5	0	39,368	503.10
CDP2005-00247	4/19/2006	GREAT RIVER PUMP STATION	OTHER-UTILITY	1602 GREAT SHOALS DRIVE SE	5249 023	4.1	0	0	505.09
CDP2005-00249	7/24/2006	BB&T BANK SUGARLOAF PARKWAY	COMMERCIAL	6475 SUGARLOAF PARKWAY	7122 023	3.6	0	19,510	502.04
CDP2005-00250	1/5/2006	BOTTLES & BOOTIES DAY CARE	COMMERCIAL	2425 WEST PARK PLACE BOULEVARD	6058 257	0.9	0	5,030	504.15
CDP2005-00251	1/24/2006	GWINNETT PLACE DODGE	OTHER-UTILITY	3254 COMMERCE AVENUE	6206 021	1.0	0	0	502.07
CDP2005-00262	3/14/2006	HENNESSY LEXUS	COMMERCIAL	3383 SATELLITE BOULEVARD	6232 153	3.0	0	10,834	502.07
CDP2005-00264	1/3/2006	CALLIBENZ LLC	COMMERCIAL	6610 PEACHTREE INDUSTRIAL BOULEVARD	6276 014	2.4	0	7,355	502.02
CDP2005-00267	5/2/2006	CORPORATE LAKES	OTHER-DRIVEWAY	1440 LAKES PARKWAY	7035 005	1.1	0	0	505.11
CDP2005-00270	1/24/2006	MIDWAY ROAD OFFICE PARK	OFFICE/WAREHOUSE	3476 PALMER DRIVE	5126 002	2.0	0	14,000	507.04
CDP2005-00271	11/13/2006	COMCAST	OTHER-PARKING	2925 COURTYARDS DRIVE	6256 119	12.2	0	0	503.09
CDP2005-00273	4/25/2006	CAREY PAUL HONDA (PRE-OWNED)	COMMERCIAL	3400 STONE MOUNTAIN HIGHWAY	6052 015	2.0	0	2,385	507.16
CDP2005-00278	6/7/2006	DISCOVER MILL VILLAGE	COMMERCIAL	NE HIGHWAY 120	7081 116	3.2	0	20,900	505.11
CDP2005-00279	2/9/2006	MILNER OFFICE BUILDING	OTHER-PARKING	844 HURRICANE SHOALS ROAD	5208 004	2.4	0	0	505.14
CDP2005-00281	1/24/2006	MCKENDREE UNITED METHODIST CHU	OTHER-PARKING	1570 LAWRENCEVILLE SUWANEE ROAD	7069 004	8.0	0	0	505.12
CDP2005-00282	5/3/2006	ATLANTA FIRST HISPANIC SDA CHU	CHURCH	111 POUNDS DRIVE	6139 004A	5.1	0	5,980	504.03
CDP2005-00285	7/10/2006	HAMILTON MILL UNITED METHODIST	CHURCH	1450 PINE ROAD	3003 146	1.4	0	0	506.04
CDP2005-00287	1/30/2006	OUTPARCEL C-1-2 MALL OF GA	COMMERCIAL	1855 MALL OF GEORGIA BOULEVARD	7176 107	2.2	0	20,278	506.03
CDP2005-00290	2/2/2006	HAMILTON MILL MARKETPLACE	COMMERCIAL	1250 AUBURN ROAD	2001 008A	2.0	0	30,638	506.04
CDP2005-00291	4/5/2006	GPK FLOORING	OFFICE/WAREHOUSE	2371 PLEASANTDALE ROAD	6220 008	0.4	0	4,900	503.04
CDP2005-00292	1/25/2006	CENTERVILLE WALGREENS	COMMERCIAL	3505 CENTERVILLE HIGHWAY	6020 252	10.0	0	37,248	507.09
CDP2005-00293	2/27/2006	SMOKEHOUSE	OTHER-TOWER	123 ARNOLD ROAD	5046 009	0.2	0	0	505.15
CDP2005-00295	2/23/2006	SUGARLOAF COMMUNITY CHURCH	CHURCH	855 NORTHBROOK PARKWAY	7153 005	21.6	0	61,560	505.10
CDP2005-00296	2/1/2006	NORTHMONT BUILDING 900	OFFICE/WAREHOUSE	2221 NORTHMONT PARKWAY	7118 012	12.5	0	184,337	502.07
CDP2005-00297	2/9/2006	HERREVA SHOPPING PLAZA	COMMERCIAL	2522 CRUSE ROAD TR 2	7002 013	1.9	0	26,004	505.19
CDP2005-00299	2/23/2006	HOMEWOOD SUITES	HOTEL/MOTEL	1775 NORTH BROWN ROAD	7115 040	2.4	0	88,306	505.11



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CDP2005-00300	3/20/2006	CASINO CONNECTIONS INC	OFFICE	820 PLEASANT HILL ROAD	6156 002	0.2	0	6,400	507.05
CDP2005-00301	5/11/2006	CORPORATE COMMONS SUITES	OFFICE	SPECTRUM DRIVE	7073 035	1.7	0	14,350	505.11
CDP2005-00303	4/10/2006	MCCONNELL ROAD FORCE MAIN	OTHER-UTILITY	MCCONNELL ROAD	5152 167	1.1	0	0	507.05
CDP2005-00305	1/12/2006	DON PEDRO MEXICAN FOODS, INC.	OTHER-UTILITY	5130 BUFORD HIGHWAY	6256 033A	1.3	0	0	503.13
CDP2005-00306	2/28/2006	HORIZON LOT A	OFFICE	415 HORIZON DRIVE (LOT A)	7150 003	8.6	0	64,800	505.13
CDP2005-00308	3/30/2006	NORTHMONT (BLD 700)	INDUSTRIAL	2221 NORTHMONT PARKWAY	7118 012	13.9	0	170,800	502.07
CDP2005-00309	1/17/2006	TRIBBLE MILL PARK	GOVERNMENT	2125 TRIBBLE MILL PARKWAY	5218 009	650.6	0	0	505.09
CDP2005-00310	1/9/2006	OLD PEACHTREE COMMONS	COMMERCIAL	1611 SATELLITE BOULEVARD	7123 009	3.1	0	26,250	502.04
CDP2005-00315	8/16/2006	OAK ROAD TRACT SEWER OUTFALL	OTHER-UTILITY	1352 OAK ROAD	5010 002	1.0	0	0	507.15
CDP2005-00318	2/21/2006	SUGARLOAG PROMENADE	COMMERCIAL	4955 SUGARLOAF PARKWAY	7035 067	4.7	0	35,524	505.07
CDP2005-00319	1/5/2006	INDIAN SHOALS AMENITY AREA	OTHER-REC AREA	2596 FOXY DRIVE SE	5345 004	5.6	0	844	506.02
CDP2005-00324	1/18/2006	CARMAX GWINNETT	COMMERCIAL	1975 BEAVER RUIN ROAD	6212 151	31.3	0	0	503.13
CDP2005-00325	1/26/2006	STILLWATERS	OTHER-REC AREA	2598 GRAY MILL WAY SW	5123 112	0.8	0	876	507.05
CDP2005-00326	4/4/2006	STEVE REYNOLDS COMMONS	OFFICE	3985 STEVE REYNOLDS BOULEVARD	6202 020	4.6	0	44,300	504.23
CDP2005-00327	7/27/2006	ALCOVY MILLS PUMP STATION	OTHER-UTILITY	1525 ALCOVY ROAD	5236 001	1.9	0	0	506.02
CDP2005-00329	1/26/2006	MERIDIAN PARK II	OFFICE	275 SCIENTIFIC DRIVE	6285 037	3.7	0	45,120	503.10
CDP2005-00330	1/26/2006	BRYNFIELD	COMMERCIAL	2715 LAWRENCEVILLE SUWANEE ROAD	7127 001	2.0	0	21,000	505.13
CDP2005-00331	1/26/2006	BRYNFIELD	OTHER-REC AREA	2658 BRYNFIELD COVE NW	7127 001	1.3	0	1,668	505.13
CDP2005-00333	1/31/2006	HWY 124 OFFICES	OTHER-PARKING	1473 GA 124 HIGHWAY	5074 296	0.2	0	0	507.18
CDP2005-00334	1/24/2006	SUGARLOAF COMMONS	RESTAURANT	1196 OLD PEACHTREE ROAD	7123 048	1.4	0	14,070	502.04
CDP2005-00336	8/21/2006	DOT PROJECT IMPACT COST TO CUR	OTHER-UTILITY	3280 COMMERCE AVENUE	6206 009	5.5	0	0	502.07
CDP2005-00340	7/5/2006	FAMILY HEALTHCARE CLINIC	COMMERCIAL	2768 FIVE FORKS TRICKUM ROAD	5012 008A	1.2	0	32,485	507.13
CDP2005-00341	3/15/2006	PLEASANT HILL PLAZA	COMMERCIAL	550 PLEASANT HILL ROAD	6151 181	4.0	0	29,500	504.11
CDP2005-00342	2/2/2006	5433 GOSHEN SPRINGS ROAD	OTHER-PARKING	5433 GOSHEN SPRINGS ROAD, E	6214 006	0.6	0	0	504.21
CDP2005-00343	12/14/2006	NORTH CLUSTER MIDDLE SCHOOL	GOVERNMENT	170 PEACHTREE INDUSTRIAL BOULEVARD	7275 079	49.2	0	150,000	502.02
CDP2005-00344	9/1/2006	CRÈME DE LA CRÈME	COMMERCIAL	2349 MEADOW CHURCH ROAD	7117 019	4.6	0	40,162	502.04
CDP2005-00345	11/15/2006	US 78 LATERIAL ACCESS DRIVEWAY	OTHER-DRIVEWAY	3495 HIGHWAY 78 W	6052 057	0.7	0	0	507.15
CDP2005-00346	1/17/2006	PAINT AND BODY SHOP	COMMERCIAL	620 ATHENS HIGHWAY	5126 002	1.6	0	0	507.04
CDP2005-00348	2/9/2006	SHOPS AT STERLING RIVERSIDE	COMMERCIAL	DULUTH HIGHWAY	7033 281	0.7	0	5,890	505.12
CDP2005-00349	3/23/2006	POWERTEL (SITE#AT02480A)	OTHER-TOWER	3175 BART JOHNSON ROAD	7223 001	0.2	0	144,615	506.03
CDP2005-00350	2/2/2006	HARBINS LANDING	OTHER-UTILITY	790 HARBINS COVE DRIVE	5311 001	2.6	0	0	506.02
CDP2005-00351	2/27/2006	ACURA CARLAND	COMMERCIAL	3404 SATELLITE BOULEVARD	6232 082	2.0	0	5,485	502.07

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CDP2005-00352	6/20/2006	UNITED BMW	OTHER-PARKING	3264 COMMERCE AVENUE	6206 011	0.6	0	0	502.07
CDP2005-00353	2/1/2006	AEROQUEST	OFFICE/WAREHOUSE	100 BOULDERBROOK CIRCLE	5210 078	0.9	0	7,200	505.14
CDP2005-00354	1/9/2006	DISCOVER MILLS	RESTAURANT	5900 SUGARLOAF PARKWAY	7081 005	1.0	0	554	505.11
CDP2005-00356	1/19/2006	ROMANIAN CHURCH OF ATLANTA	CHURCH	1207 OAKLAND ROAD	7042 040	2.6	0	0	505.19
CDP2005-00358	8/3/2006	GWINNETT COUNTY FIRE STATION 8	GOVERNMENT	2295 BRANNAN BOULEVARD	5135A062	2.4	0	8,838	507.05
CDP2005-00359	3/7/2006	LEGACY ACADEMY	COMMERCIAL	2013 MILLCREST DRIVE NE	3003 173	1.9	0	12,006	506.04
CDP2005-00360	6/13/2006	DUNCAN CREEK STATION	COMMERCIAL	3590 BRASELTON HIGHWAY	3002 035	2.1	0	18,324	506.04
CDP2005-00361	8/7/2006	UHS PRUITT CORPORATION BUILDIN	INDUSTRIAL	1626 JEURGENS COURT	6198 059	8.3	0	0	504.21
CDP2005-00362	4/3/2006	GWINNETT COUNTY ANIMAL WELFARE	GOVERNMENT	884 WINDER HIGHWAY	5207 002	6.8	0	42,395	505.14
CDP2005-00363	5/1/2006	CLIMATIZED SELF STORAGE	COMMERCIAL	875 MARATHON PARKWAY	7035 026	2.2	0	105,600	505.07
CDP2006-00002	4/5/2006	IVY CREEK BAPTIST CHURCH	CHURCH	2500 IVY CREEK ROAD	7142 005	3.6	0	7,500	506.03
CDP2006-00004	1/12/2006	PATTERSON FURNITURE	OTHER-DRIVEWAY	4750 HIGHWAY 78	6056 099	1.0	0	0	504.15
CDP2006-00005	8/8/2006	DOAN WAY	OFFICE/WAREHOUSE	1856 DOAN WAY	6210 007	3.0	0	41,600	504.23
CDP2006-00006	4/4/2006	WILLOW OAK CENTER	OFFICE	603 WOODLAND PARK TERRACE NW	7085 549	1.2	0	13,866	505.12
CDP2006-00007	4/19/2006	MURPHY OIL (SARDIS CHURCH ROAD	COMMERCIAL	3250 SARDIS BEND DRIVE NE	3002 077	1.2	0	208	506.03
CDP2006-00009	1/18/2006	AMENITY AREA AT DUNCAN'S LAKE	OTHER-REC AREA	4909 DUNCAN'S LAKE POINT	1002A039	37.9	0	0	506.04
CDP2006-00010	3/9/2006	NEW MERCIES CHRISTIAN CHURCH	CHURCH	4000 FIVE FORKS TRICKUM ROAD	6090 031	0.5	0	0	504.29
CDP2006-00011	4/4/2006	YERKES FIELD STATION "M1"	INSTITUTIONAL	2409 TAYLOR LANE	7129 004	0.2	0	4,320	505.13
CDP2006-00012	9/21/2006	DISCOVERY POINT DAYCARE CENTER	COMMERCIAL	1960 OLD PEACHTREE ROAD	7094 157	2.3	0	10,444	506.03
CDP2006-00013	6/28/2006	SERVICEMAX CORPORATION	OTHER-SIDEWALK	6170 BROOKHOLLOW PARKWAY	6216 051	0.1	0	0	503.06
CDP2006-00014	3/16/2006	LEES PLANTATION PUMP STATION U	OTHER-UTILITY	4669 ASHLYN REBECCA SRIVE SW	4338 068	1.1	0	0	507.09
CDP2006-00015	3/20/2006	HOME GALLERY	OFFICE/WAREHOUSE	1824 WILLOWTRAIL PARKWAY	6199 073	4.6	0	128,000	504.24
CDP2006-00016	3/16/2006	SHOPPERS WORLD SNELLVILLE	COMMERCIAL	3425 CENTERVILLE HIGHWAY	6020 282	3.2	0	31,114	507.09
CDP2006-00017	4/10/2006	WACHOVIA BANK (5525 P'TREE)	COMMERCIAL	5525 PEACHTREE PARKWAY	6302 149	0.2	0	0	503.10
CDP2006-00018	4/19/2006	REYNOLDS CORNERS	RESTAURANT	3182 STEVE REYNOLDS BOULEVARD	6231 136	1.3	0	14,810	502.07
CDP2006-00019	6/22/2006	NALLEY MOTOR TRUCKS	OTHER-PARKING	2500 BUTTON GWINNETT DRIVE	6246A256	0.6	0	0	503.06
CDP2006-00020	7/13/2006	1801 HIGHWAY 29 OFFICE OF HOME	OFFICE	1801 LAWRENCEVILLE HIGHWY	5079A002	0.5	0	3,320	505.07
CDP2006-00022	4/20/2006	GRACEPOINTE CHURCH NAZARENE	CHURCH	2900 ROSEBUD DRIVE	5124 030	0.1	0	1,680	507.05
CDP2006-00024	7/18/2006	OZORA VILLAGE	COMMERCIAL	47 OZORA ROAD	5156 002	10.0	0	45,000	507.05
CDP2006-00025	10/20/2006	ZOAR ROAD PARTNERS LLC	COMMERCIAL	3290 CENTERVILLE HIGHWAY	6030 077	1.9	0	12,000	507.17
CDP2006-00026	4/11/2006	HUNTCREST WEST	OFFICE	2650 WILDWOOD ROAD	7124 003	21.7	0	137,000	502.04

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CDP2006-00027	3/9/2006	SPRINGS AT ROCKHOUSE	OTHER-UTILITY	ROCK HOUSE ROAD	5238 002	0.2	0	0	505.09
CDP2006-00028	5/1/2006	DULUTH PLAZA	COMMERCIAL	2227 DULUTH HIGHWAY	7117 003A	1.2	0	15,453	502.07
CDP2006-00029	4/20/2006	MCDONALDS (4915 SUGARLOAF PKWY	RESTAURANT	4915 SUGARLOAF PARKWAY	7035 041	0.1	0	0	505.07
CDP2006-00030	4/6/2006	HAMILTON MILL STATION	OFFICE	2068 TERON TRACE NW	3002B518	1.9	0	12,253	506.01
CDP2006-00031	4/12/2006	NORTHBROOK LOT C-1	OFFICE/WAREHOUSE	1100 NORTHBROOK PARKWAY	7125 498	5.6	0	60,000	505.10
CDP2006-00032	4/4/2006	GREATER ATLANTA CHRISTIAN SCHO	INSTITUTIONAL	1575 INDIAN TRAIL LILBURN ROAD	6198 001	2.1	0	27,871	504.21
CDP2006-00033	4/3/2006	IHOP	RESTAURANT	1143 SCENIC HIGHWAY	5086 006	1.3	0	4,993	505.16
CDP2006-00034	5/4/2006	GATES AT SUGARLOAF	OFFICE	1325 SATELLITE BOULEVARD	7124 006	22.7	0	204,834	502.04
CDP2006-00035	10/20/2006	ZOAR ROAD PARTNERS LLC	COMMERCIAL	3290 CENTERVILLE HIGHWAY	6030 077	1.8	0	5,000	507.17
CDP2006-00036	3/3/2006	SAINT OLIVERS CHURCH	CHURCH	3295 BROOKS DRIVE	5100 034	3.4	0	0	507.04
CDP2006-00037	6/6/2006	MEADOW CREEK CORNER	COMMERCIAL	2268 DULUTH HIGHWAY	7117 077	1.5	0	0	502.04
CDP2006-00038	5/18/2006	ENTERPRISE CAR WASH	COMMERCIAL	6035 PEACHTREE PARKWAY	6283 103	0.5	0	320	503.10
CDP2006-00039	6/19/2006	SUGARLOAF PARKWAY RETAIL	COMMERCIAL	4790 SUGARLOAF PARKWAY	7005 133	1.1	0	9,600	505.07
CDP2006-00040	6/26/2006	VILLAGE SHOPPES AT CREEKSIDE	COMMERCIAL	860 DULUTH HIGHWAY	7008 019	13.1	0	92,837	505.12
CDP2006-00041	7/10/2006	WHEELER CREEK	OTHER-UTILITY	WHEELER ROAD	3005 003	5.1	0	0	506.04
CDP2006-00042	3/23/2006	HOMEBASE SS OUTFALL	OTHER-UTILITY	3380 CENTERVILLE ROSEBUD ROAD	6015 139	4.2	0	0	507.04
CDP2006-00044	6/16/2006	CARTER NORCROSS PLAZA	COMMERCIAL	5860 JIMMY CARTER BOULEVARD	6216 007	10.8	0	18,550	503.12
CDP2006-00045	7/25/2006	HORIZON R E DEVELOPMENT	OFFICE	4720 PEACHTREE INDUSTRIAL BOULEVARD	6269 114	5.0	0	41,615	503.09
CDP2006-00046	6/20/2006	COLISEUM PROPERTIES LLC	COMMERCIAL	6656 BUFORD HIGHWAY	6246A014	0.6	0	6,260	503.06
CDP2006-00047	6/15/2006	NOBLE VILLAGE	INSTITUTIONAL	1220 SATELLITE BOULEVARD (TR 2)	7124 006	11.1	0	91,400	502.04
CDP2006-00048	5/25/2006	NORTHMONT (BLD 400 EVERGREEN)	INDUSTRIAL	2124 EVERGREEN BOULEVARD	7118 014	7.2	0	40,000	502.07
CDP2006-00050	6/14/2006	SUGARLOAF VILLAGE	COMMERCIAL	3375 SUGARLOAF PARKWAY	5084 031	2.0	0	15,000	505.16
CDP2006-00053	4/5/2006	MATRIX LEASING LTD	OTHER-UTILITY	NE SIMPSON CIRCLE	6258 032D	0.0	0	0	503.14
CDP2006-00054	3/6/2006	STEPHENS MILL	OTHER-REC AREA	OLD CUMMING ROAD	7321 008	0.0	0	0	501.04
CDP2006-00055	4/25/2006	GEORGIA TELCO CREDIT UNION	COMMERCIAL	4830 PEACHTREE INDUSTRIAL BOULEVARD	6270 092	1.1	0	3,365	503.09
CDP2006-00056	4/12/2006	SILVER OAKS	OTHER-REC AREA	1372 SONOMA DRIVE SW (REC AREA)	5138 011	1.7	0	1,270	505.16
CDP2006-00057	4/26/2006	SHANNON WAY OFFICE	OFFICE	266 SHANNON WAY	5017 006	1.3	0	10,200	505.19
CDP2006-00058	5/2/2006	EAST GWINNETT CHURCH OF CHRIST	CHURCH	1736 SEVER ROAD	7072 410	11.1	0	12,690	505.11
CDP2006-00059	8/1/2006	HOMELAND SELF STORAGE	OFFICE/WAREHOUSE	1790 PEACHTREE INDUSTRIAL BOULEVARD	7207 081	2.9	0	106,425	502.04
CDP2006-00060	4/13/2006	HADCO WAREHOUSE	OFFICE/WAREHOUSE	2950 RIDGE OAK DRIVE	7150 030	5.1	0	61,483	502.02
CDP2006-00061	3/16/2006	GREAT OAKS TENNIS PAVILION	OTHER-REC AREA	WINDSOR OAK COURT	5119 120	0.1	0	0	507.05

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CDP2006-00062	7/13/2006	CITY LIGHTS AT PEACHTREE CORNE	COMMERCIAL	PEACHTREE INDUSTRIAL BOULEVARD	6270 082	8.1	0	12,000	503.09
CDP2006-00064	10/4/2006	GWINNETT COUNTY FIRE ST #1	GOVERNMENT	165 LAWRENCEVILLE STREET	6255 053	2.3	0	7,866	503.11
CDP2006-00065	5/25/2006	STAPLES	OTHER-PARKING	6525 BEST FRIEND ROAD	6222 026	0.3	0	0	503.06
CDP2006-00066	5/1/2006	FOOD MART RETAIL CENTER	COMMERCIAL	5045 SINGLETON ROAD	6186 027	1.5	0	0	504.21
CDP2006-00068	7/24/2006	SOUTHEAST GWINNETT COOPERATIVE	INSTITUTIONAL	2437 EAST MAIN STREET	5092 125	0.2	0	2,840	507.04
CDP2006-00070	6/19/2006	NEWPOINT PLACE	INDUSTRIAL	2499 NEWPOINT PARKWAY	7080 097	21.3	0	263,750	505.11
CDP2006-00071	9/13/2006	CROSS CREEK VILLAGE	COMMERCIAL	758 LAWRENCEVILLE SUWANEE ROAD	7008 029	12.7	0	121,996	505.12
CDP2006-00072	12/21/2006	CRUSE WALK AT PLEASANT HILL	COMMERCIAL	888 PLEASANT HILL ROAD	6156 001	6.2	0	17,500	505.18
CDP2006-00073	8/23/2006	SWEETWATER CREEK TRIBUTARY 1	OTHER-UTILITY	867 MARTIN HEIGHTS DRIVE	6154 098	5.8	0	0	505.18
CDP2006-00075	3/29/2006	LUCENT TECHNOLOGIES	INDUSTRIAL	6305 CRESCENT DRIVE	6216 018	4.1	0	3,456	503.06
CDP2006-00077	9/14/2006	CROSSROADS COMM CH (BUFORD DR)	CHURCH	1322 BUFORD DRIVE	7051 003	69.0	0	103,928	505.13
CDP2006-00080	11/27/2006	CRYE LEIKE PLAZA	COMMERCIAL	4870 PEACHTREE INDUSTRIAL BOULEVARD	6270 094	2.4	0	15,750	503.09
CDP2006-00082	7/27/2006	NORTHPOINT DEVELOPMENT	COMMERCIAL	2080 DULUTH HIGHWAY	7116 010	4.2	0	35,600	502.04
CDP2006-00083	4/19/2006	PEACHTREE PARKWAY PLAZA	OTHER-PARKING	5275 PEACHTREE PARKWAY	6318 005	0.0	0	0	503.08
CDP2006-00084	4/12/2006	LAKE VIEW AT BELFAIRE	OTHER-REC AREA	AUBURN ROAD	2001G116	2.8	0	0	506.03
CDP2006-00085	7/18/2006	PARAGON AT SATELLITE	COMMERCIAL	4400 SATELLITE BOULEVARD	6210 003A	25.7	0	211,014	503.14
CDP2006-00086	12/14/2006	JACOBS FARM	OTHER-REC AREA	1020 JACOBS FARM DRIVE (REC AREA)	5211 003	2.6	0	2,496	505.09
CDP2006-00087	10/11/2006	YOUR EXTRA ATTIC	COMMERCIAL	2050 GRAVEL SPRINGS ROAD	3001 432	5.2	0	98,844	506.03
CDP2006-00088	8/23/2006	STONE HAVEN	OTHER-REC AREA	2726 DOLOSTONE WAY SE	5261 001	4.8	0	4,865	506.02
CDP2006-00089	6/26/2006	WHITE REALTY AT SIMPSON CIRCLE	INDUSTRIAL	2830 SIMPSON CIRCLE	6258 263	0.9	0	10,260	503.14
CDP2006-00091	6/26/2006	2840 SIMPSON CIRCLE	INDUSTRIAL	2840 SIMPSON CIRCLE	6258 262	1.0	0	11,982	503.14
CDP2006-00092	9/5/2006	STATE FARM AGENCY	COMMERCIAL	3290 FINANCIAL CENTER WAY	7176 019	0.5	0	4,200	501.06
CDP2006-00093	5/17/2006	SUWANEE LAWRENCEVILLE CENTER	OFFICE	2576 LAWRENCEVILLE SUWANEE ROAD	7127 006	0.9	0	12,000	505.10
CDP2006-00094	8/17/2006	SUMMERHAVEN	OTHER-REC AREA	4809 MOON HOLLOW COURT NE	1002 030	0.8	0	1,116	506.04
CDP2006-00095	6/20/2006	HIGHTOWER RIDGE	OTHER-UTILITY	HIGHTOWER TRAIL, 8600 BLOCK	4350 001	2.1	0	0	507.09
CDP2006-00096	5/9/2006	PARADISE PARK	OTHER-UTILITY	NEW HOPE ROAD	5218 003	0.6	0	0	505.09
CDP2006-00098	7/10/2006	DPU 1-85/316 WTR. SWR. RELOC.	OTHER-DRIVEWAY	3355 BRECKINRIDGE BOULEVARD 126	6207 051	0.1	0	0	505.17
CDP2006-00099	6/14/2006	RECALL NORTH AMERICA	OTHER-PARKING	180 TECHNOLOGY PARKWAY	6285 029	0.9	0	0	503.10
CDP2006-00101	12/21/2006	GEORGIA PREMIER INSURANCE ASSO	OTHER-PARKING	2130 ROCKBRIDGE ROAD	6156 001	0.4	0	0	505.18
CDP2006-00102	9/7/2006	SIERRA CREEK	OTHER-REC AREA	4159 SIERRA CREEK DRIVE NE	3003 030	3.2	0	3,948	506.04
CDP2006-00103	6/8/2006	124 AT EAST ROCK QUARRY ROAD	COMMERCIAL	3820 BRASELTON HIGHWAY	3002 084	7.1	0	51,000	506.04

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CDP2006-00104	5/18/2006	OLD FRIENDSHIP COMMUNITY	OTHER-UTILITY	OLD FRIENDSHIP ROAD	1003 001	2.3	0	0	506.03
CDP2006-00105	6/29/2006	WEST GWINNETT PARK	GOVERNMENT	4488 PEACHTREE INDUSTRIAL BOULEVARD	6268 053	22.5	0	49,144	503.09
CDP2006-00107	6/13/2006	DUNCANS LAKE	OTHER-REC AREA	4909 DUNCANS LAKE POINT	1002A039	39.7	0	1,245	506.04
CDP2006-00109	7/10/2006	LUCKY SHOALS PARK	GOVERNMENT	4651 BRITT ROAD	6165 110	8.6	0	29,807	504.03
CDP2006-00110	6/14/2006	FARM BUREAU INSURANCE CO.	OFFICE	1150 CRIPPLE CREEK DRIVE	7029 103	1.2	0	2,640	505.13
CDP2006-00112	6/19/2006	MOUNTAIN PARK, PARK	GOVERNMENT	5050 FIVE FORKS TRICKUM ROAD	6080 005	2.2	0	1,471	504.29
CDP2006-00113	6/26/2006	SEIGAKUIN ATLANTA INT SCHOOL	INSTITUTIONAL	5505 WINTER CHAPEL ROAD	6312 004A	3.8	0	4,344	503.15
CDP2006-00114	11/21/2006	KOREAN COMMUNITY PRESBYTERIAN	CHURCH	2578 DULUTH HIGHWAY	7119 007A	4.2	0	0	502.04
CDP2006-00115	9/25/2006	HOMELAND STORAGE #105	INDUSTRIAL	3357 BRECKINRIDGE BOULEVARD	6207 049	5.4	0	101,400	505.17
CDP2006-00116	8/22/2006	ADVANCE AUTO PARTS	COMMERCIAL	1614 LAWRENCEVILLE HIGHWAY	5079 122	1.6	0	7,000	505.16
CDP2006-00117	5/9/2006	PARK LAKE	OTHER-STORAGE SHED	865 FALLING WATER LANE	6174A033	0.0	0	500	504.24
CDP2006-00118	6/6/2006	WELLINGTON WALK	OTHER-REC AREA	906 HILLSIDE DRIVE	5121 045	0.6	0	0	507.05
CDP2006-00119	8/24/2006	PROVIDENCE WALK ON IVY CREEK	OTHER-REC AREA	3930 GOLDEN POND DRIVE NE	7224 001	6.1	0	2,500	506.03
CDP2006-00120	10/23/2006	FOUNDATION TECHNOLOGIES	INDUSTRIAL	1400 PROGRESS INDUSTRIAL BOULEVARD	7015 095	6.3	0	46,762	505.14
CDP2006-00121	8/3/2006	VILLAGE OF OLD NORCROSS	COMMERCIAL	1760 OLD NORCROSS ROAD	7005 137	4.7	0	15,000	505.07
CDP2006-00122	11/16/2006	HUI TZ TEMPLE	CHURCH	1225 SATELLITE BOULEVARD	7155 007	8.3	0	31,242	502.04
CDP2006-00123	6/13/2006	ROBERT FOWLER YMCA	INSTITUTIONAL	5600 WEST JONES BRIDGE ROAD	6316 032	10.0	0	0	503.08
CDP2006-00124	9/22/2006	LAKES PARKWAY	OFFICE	1050 LAKES PARKWAY	7033 100	3.9	0	23,650	505.12
CDP2006-00125	7/20/2006	BUFORD SUWANEE CENTER	COMMERCIAL	4296 OLD SUWANEE ROAD	7257 084	3.4	0	21,500	501.06
CDP2006-00126	7/20/2006	TOM SMITH ROAD PUMP STATION	GOVERNMENT	858 TOM SMITH ROAD	6104 006	2.4	0	0	504.27
CDP2006-00127	7/20/2006	CHILI'S GRILL AND BAR (HAMILTO	RESTAURANT	2705 HAMILTON MILL ROAD	1001 013	1.9	0	0	506.03
CDP2006-00128	8/15/2006	KOKO PLAZA	COMMERCIAL	3694 CLUB DRIVE	6203 083	0.6	0	6,332	504.16
CDP2006-00129	6/8/2006	DREAMLAND BAR-B-QUE	COMMERCIAL	5250 PEACHTREE INDUSTRIAL BLVD	6301 059	0.1	0	485	503.08
CDP2006-00130	6/21/2006	BAY CREEK PARK	OTHER-UTILITY	LOGANVILLE HIGHWAY, 2700 BLOCK	5165 001	2.3	0	0	507.05
CDP2006-00131	8/10/2006	CHANDLER WOODS	OTHER-UTILITY	CHANDLER ROAD (1900-2000 BLOCK	5185 001	3.1	0	0	507.05
CDP2006-00132	7/31/2006	ZION HILL BAPTIST CHURCH	CHURCH	3390 SOUTH PUCKETT ROAD	1003 042	4.6	0	12,971	506.03
CDP2006-00133	9/14/2006	HOLCOMB BRIDGE MEDICAL OFFICE	OFFICE	6330 PRIMROSE HILL COURT	6313 163	3.0	0	40,040	503.10
CDP2006-00135	6/12/2006	LANIER FILTER PLANT	OTHER-UTILITY	2601 BUFORD DAN ROAD	7327 007	7.1	0	1,247	501.03
CDP2006-00137	8/31/2006	MERIDIAN DEELOPMENT OFFICE PA	COMMERCIAL	499 ATHENS HIGHWAY	5131 005	19.1	0	35,509	507.05
CDP2006-00138	7/24/2006	PROVIDENCE	OTHER-REC AREA	2707 HOLDEN SPRING DRIVE (REC AREA)	5325 006	3.2	0	1,758	506.02
CDP2006-00140	6/28/2006	TRILLIUM FOREST	OTHER-REC AREA	3660 IMPERIAL HILL DRIVE SW	6019 012	0.9	0	1,500	507.09

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CDP2006-00142	9/7/2006	MAGNOLIA PLAZA	COMMERCIAL	5245 BUFORD HIGHWAY	6256 006A	0.8	0	0	503.11
CDP2006-00143	9/7/2006	SMOKETREE TOWN AND COUNTRY VIL	COMMERCIAL	4771 BRITT ROAD	6164 261	0.3	0	9,600	504.20
CDP2006-00144	9/27/2006	MIMI'S CAFÉ	RESTAURANT	1880 MALL OF GEORGIA BOULEVARD	7176 026	8.3	0	6,700	506.03
CDP2006-00145	8/30/2006	LEGACY	OFFICE	2385 MEADOW CHURCH ROAD	7116 005	8.0	0	0	502.04
CDP2006-00146	6/21/2006	SUMMEROUR MIDDLE SCHOOL	GOVERNMENT	585 MITCHELL STREET	6242 091	0.3	0	0	503.12
CDP2006-00148	7/27/2006	CLUB DRIVE PLAZA	COMMERCIAL	2830 CLUB DRIVE	7039 021	2.0	0	18,600	505.18
CDP2006-00149	8/3/2006	COLLINS HILL HIGH SCHOOL	GOVERNMENT	50 TAYLOR ROAD	7108 025	54.0	0	22,426	505.13
CDP2006-00151	7/10/2006	MARATHON PUMP STATION	COMMERCIAL	1711 MARATHON BOULEVARD	7035 039	1.1	0	0	505.07
CDP2006-00152	9/26/2006	MULBERRY VILLAGE	COMMERCIAL	831 AUBURN ROAD	2001 028A	24.8	0	74,400	506.02
CDP2006-00153	6/28/2006	ALCOVY RIVER PUMP STATION	GOVERNMENT	1344 WINDER HIGHWAY (PUMP STATION)	5239 042	0.1	0	0	505.14
CDP2006-00154	7/13/2006	SUGAR 29	OTHER-TOWER	1505 LAWRENCEVILLE HIGHWAY	5079 025	0.9	0	0	505.07
CDP2006-00155	9/14/2006	KOREAN GRACE CHURCH	CHURCH	1395 OLD FOUNTAIN ROAD	7054 045	6.0	0	0	505.14
CDP2006-00157	8/23/2006	LEVELL STATION AT BOGGS	COMMERCIAL	2574 SATELLITE BOULEVARD	7079 006	1.8	0	12,003	502.07
CDP2006-00158	12/4/2006	PEACHTREE RIDGE PARK	GOVERNMENT	3170 SUWANEE CREEK ROAD	7166 058	155.7	0	9,349	502.04
CDP2006-00159	9/14/2006	GARNER CREEK AT PARKVIEW	OTHER-UTILITY	GARNER ROAD (1100 BLOCK)	6093 001	2.5	0	0	504.25
CDP2006-00160	7/10/2006	PATTERSON PUMP STATION UPGRADE	OTHER-UTILITY	152 ARNOLD ROAD	5051 295	1.4	0	0	505.15
CDP2006-00161	6/28/2006	GASELLE AT BLUD RIDGE INDUSTRI	OTHER-MISC	4150 BLUE RIDGE INDUSTRIAL PARKWAY	6267 020	0.1	0	0	503.09
CDP2006-00162	9/5/2006	LEVEL CREEK FORCE MAIN	GOVERNMENT	5209 BASINGSTOKE DRIVE NW (PUMP STA	7312 001	29.1	0	0	502.02
CDP2006-00163	10/19/2006	KNIGHT ELEMENTARY SCHOOL	GOVERNMENT	401 NORTH RIVER ROAD	6110 197	15.0	0	58,468	504.27
CDP2006-00164	12/14/2006	CENTERVILLE PLAZA	COMMERCIAL	4002 ZOAR CHURCH ROAD	6020 126	3.3	0	194,000	507.17
CDP2006-00165	8/29/2006	NOLA KITCHEN BY POPEYES	RESTAURANT	7050 JIMMY CARTER BOULEVARD	6275 053	0.8	0	0	503.16
CDP2006-00167	12/18/2006	AUTO TOWN	COMMERCIAL	4136 BUFORD HIGHWAY	6260 011	5.1	0	3,000	503.14
CDP2006-00168	11/15/2006	WALGREENS (1490 PLEASANT HILL)	COMMERCIAL	1490 PLEASANT HILL ROAD	6181 296	1.5	0	14,490	505.17
CDP2006-00169	10/3/2006	OZORA VILLAGE	COMMERCIAL	2720 LOGANVILLE HIGHWAY	5156 002	1.8	0	12,900	507.05
CDP2006-00170	10/18/2006	GWINNETT COUNTY BIG HAYNES CK	GOVERNMENT	HAYNES CREEK LANE	5061 004	3.1	0	0	507.21
CDP2006-00172	11/30/2006	SUNRISE AT WEBB GINN	INSTITUTIONAL	1375 WEBB GIN HOUSE ROAD	5087 009	4.9	0	52,336	507.20
CDP2006-00173	9/19/2006	COLLINS HILL PARK	GOVERNMENT	2225 COLLINS HILL ROAD	7108 025	2.0	0	0	505.13
CDP2006-00174	9/19/2006	MCKENDREE ELEMENTARY SCHOOL	GOVERNMENT	1600 RIVERSIDE PARKWAY	7047 101	2.2	0	0	505.12
CDP2006-00175	8/7/2006	NCR BUILDING	OTHER-PARKING	2651 SATELLITE BOULEVARD	7079 008	0.3	0	0	502.07
CDP2006-00176	11/9/2006	BENNINGTON SQUARE	COMMERCIAL	OLD NORCROSS ROAD (1600 BLOCK)	7005 570	1.5	0	10,000	505.07
CDP2006-00177	8/16/2006	KILLIAN HILL RETAIL	RESTAURANT	1066 KILLIAN HILL ROAD	6090 102	0.9	0	10,500	504.29

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CDP2006-00180	7/24/2006	CHRIST FELLOWSHIP CHURCH	CHURCH	5900 BROOK HOLLOW PKY	6215 201	9.0	0	0	503.12
CDP2006-00182	10/18/2006	BENTWOOD AT SUGARLOAF	OTHER-REC AREA	2617 STAUNTON DRIVE NW (REC AREA)	7120 005	12.3	0	2,800	502.04
CDP2006-00183	9/20/2006	WILLAS AT PARK RIDGE	OTHER-REC AREA	3500 RIDGE ROAD	1003 271	0.4	0	2,695	506.03
CDP2006-00184	11/7/2006	SAMS CLUB (STEVE REYNOLDS)	COMMERCIAL	3450 STEVE REYNOLDS BOULEVARD	6208 046	0.1	0	0	502.07
CDP2006-00185	8/31/2006	ENCLAVE AT PARK RIDGE	OTHER-REC AREA	3405 PEBBLE RIDGE LANE NE	1003 271	4.1	0	672	506.03
CDP2006-00186	10/30/2006	COOPER MANOR	OTHER-REC AREA	2500 COOPER BROOK DRIVE SW (REC ARE	5092 003	1.8	0	880	507.21
CDP2006-00187	8/29/2006	VINES BOTANICAL GARDENS	GOVERNMENT	3500 OAK GROVE ROAD	5158 004	0.1	0	527	507.05
CDP2006-00188	10/3/2006	DUNCAN CREEK PARK	GOVERNMENT	3700 BRASELTON HIGHWAY (PARK)	3002 036	88.6	0	8,396	506.04
CDP2006-00194	9/27/2006	APALACHEE STATION	OTHER-REC AREA	2359 APALACHEE CRUCIS LANE NE	7018 040	0.7	0	800	506.02
CDP2006-00195	9/26/2006	AUTOMOTIVE SERVICE/REPAIR	COMMERCIAL	640 ATHENS HIGHWAY	5126 003	0.8	0	3,720	507.04
CDP2006-00198	10/25/2006	GRAYSON CLUSTER ELEMENTARY/MID	GOVERNMENT	821 COOPER ROAD	5123 015	60.1	0	314,344	507.05
CDP2006-00200	10/5/2006	LIFETIME FITNESS AT DISCOVER M	COMMERCIAL	1823 NORTH BROWN ROAD	7115 051	12.3	0	114,061	505.11
CDP2006-00203	11/21/2006	PIPELINE MAINTENANCE	OTHER-MAINTENANCE	4598 BUFORD HIGHWAY	6258 032A	0.3	0	0	503.13
CDP2006-00205	9/7/2006	BROOKWOOD CORNERS	OTHER-UTILITY	3001 ROYAL CREEK WAY	6087 258	16.7	0	0	507.15
CDP2006-00206	12/18/2006	GRAYSON CLUSTER MIDDLE SCH #2	GOVERNMENT	1777 GRAYSON HIGHWAY	5137 001	91.5	0	182,307	507.05
CDP2006-00208	11/7/2006	MILL CREEK/COLLINS HILL HIGH	GOVERNMENT	2351 SUNNY HILL ROAD	7101 001C	91.3	0	96,338	506.03
CDP2006-00209	10/20/2006	LAUREL LANDING	OTHER-REC AREA	1136 LAUREL VALLEY COURT	7147 356	0.6	0	976	501.06
CDP2006-00210	10/4/2006	CHICK-FIL-A AT SUGARLOAF PROM	RESTAURANT	4955 SUGARLOAF PARKWAY	7035 067	1.3	0	4,227	505.07
CDP2006-00213	9/20/2006	FOX HILL PETITION SEWER	GOVERNMENT	4320 EAST JONES BRIDGE ROAD	6331 439	5.9	0	0	503.08
CDP2006-00214	12/10/2006	AUTOZONE INC	COMMERCIAL	3507 CENTERVILLE HIGHWAY	6020 286	1.1	0	6,816	507.09
CDP2006-00216	12/14/2006	MILL CREEK ELEMENTARY SCHOOL	GOVERNMENT	2442 SOUTH PUCKETTS MILL ROAD	7138 014	26.2	0	0	506.03
CDP2006-00217	11/21/2006	GRAYSON DACULA H/S CLUSTER	GOVERNMENT	2255 NEW HOPE ROAD	5231 004	87.5	0	96,388	505.09
CDP2006-00218	10/17/2006	WINDOW CONCEPTS	OFFICE/WAREHOUSE	40 CRESTRIDGE DRIVE	7151 042	5.8	0	16,000	505.13
CDP2006-00219	11/15/2006	SWEETWATER POINTE OFFICE COMPL	OFFICE	2518 DULUTH HIGHWAY	7119 003	1.6	0	18,000	502.04
CDP2006-00221	11/27/2006	IVEY RIDGE PRESERVE	OTHER-UTILITY	IVEY RIDGE ROAD	7264 010	1.1	0	0	506.03
CDP2006-00222	12/6/2006	SOUTH CLUSTER ELEMENTARY SCHOO	GOVERNMENT	4151 ROSEBUD ROAD	5064 005	38.9	0	155,635	507.04
CDP2006-00224	12/14/2006	BRAND PROPERTIES	COMMERCIAL	6225 SUGARLOAF PARKWAY	7115 049	1.4	0	28,500	502.04
CDP2006-00225	10/10/2006	TOWNES OF AVONDALE	OTHER-REC AREA	3059 BROCKENHURST DRIVE NE (REC)	7178 003	2.1	0	760	506.03
CDP2006-00226	10/30/2006	HENNESSY LAND ROVER GWINNETT	COMMERCIAL	3423 OLD NORCROSS ROAD	6232 150	0.2	0	4,884	502.07
CDP2006-00227	9/14/2006	WAREHOUSE BUILDING SEPARATION	INDUSTRIAL	4141 INDUSTRIAL PARK DRIVE	6267 021	0.1	0	0	503.09
CDP2006-00229	10/19/2006	CREEKSIDE SPORTS CENTER TRACT	COMMERCIAL	3237 KRISAM CREEK DRIVE NW	5131 204	8.2	0	48,300	507.05

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CDP2006-00230	10/26/2006	STONE MOUNTAIN RETAIL	COMMERCIAL	4895 STONE MOUNTAIN HIGHWAY	6062 224	1.7	0	0	504.30
CDP2006-00231	12/19/2006	PADEN STATION	COMMERCIAL	2449 LAWRENCEVILLE HIGHWAY	5018 005	2.7	0	12,858	505.19
CDP2006-00233	12/14/2006	ATLANTA WORLD OUTREACH CHURCH	CHURCH	2220 SUNNY HILL ROAD	7102 014	6.0	0	3,027	506.03
CDP2006-00234	12/19/2006	SILOAM KOREAN CHURCH OF ATLANT	CHURCH	1870 WILLOW TRAIL PARKWAY	6199 089	11.7	0	31,427	504.24
CDP2006-00235	12/21/2006	SATELLITE BUISNESS CENTER PKG	OTHER-PARKING	2651 SATELLITE BOULEVARD	7079 008	6.9	0	0	502.07
CDP2006-00237	12/14/2006	JCD ENTERPRISES	OTHER-UTILITY	3595 HOKE OKELLY MILL ROAD	5158 001A	0.2	0	0	507.05
CDP2006-00238	10/30/2006	SOUTH PUCKETT ESTATES (XPL)	OTHER-UTILITY	3541 SOUTH PUCKETT ROAD	1003 025	0.7	0	0	506.01
CDP2006-00239	10/17/2006	WALTER HUFF COMMERCIAL TRACT	OTHER-CURB CUT	DULUTH HIGHWAY	7081 136	0.1	0	0	507.04
CDP2006-00249	10/3/2006	TANGLEWOOD PUMP STATION	OTHER-UTILITY	1950 TANGLEWOOD DRIVE	5008 157	2.2	0	1,260	507.18
CDP2006-00250	10/17/2006	ATLANTA CLASSIC CARS PREOWNED	COMMERCIAL	2586 SATELLITE BOULEVARD	7079 010	7.5	0	8,779	502.07
CDP2006-00252	9/25/2006	SATELLITE PLACE	COMMERCIAL	3095 SATELLITE BOULEVARD	6206 031	0.0	0	0	502.07
CDP2006-00253	10/12/2006	AJ'S FOOD MART	COMMERCIAL	2476 BUFORD HIGHWAY	7201 216	0.9	0	0	502.04
CDP2006-00256	12/10/2006	DACULA ANIMAL HOSPITAL	INSTITUTIONAL	3044 WINDER HIGHWAY	5334 001	5.7	0	12,319	506.02
CDP2006-00259	12/28/2006	EAST ROCK QUARRY	OTHER-UTILITY	2289 EAST ROCK QUARRY ROAD	3002 042	2.3	0	0	506.04
CDP2006-00260	9/26/2006	SEVER ROAD TRACT	OTHER-UTILITY	2291 SEVER ROAD	7113 003	0.2	0	0	505.10
CDP2006-00264	10/17/2006	ALCOVY RIVER PUMP STATION ODOR	GOVERNMENT	1344 WINDER HIGHWAY (PUMP STATION)	5239 042	1.7	0	0	506.02
CDP2006-00274	11/21/2006	PLEASANT HILL RETAIL CENTER	COMMERCIAL	3907 BURNS ROAD	6150 219	2.5	0	17,226	504.11
CDP2006-00275	11/6/2006	FIRST HORIZON BANK	COMMERCIAL	3670 HOLCOMB BRIDGE ROAD	6304 311	0.8	0	0	503.10
CDP2006-00277	12/5/2006	SOUTHEAST TOWERS PLEASANT HILL	OTHER-TOWER	1560 PLEASANT HILL ROAD	6204 015	0.2	0	0	505.17
CDP2006-00280	12/14/2006	SHERWIN WILLIAMS SR 20 & WEBB	COMMERCIAL	1437 GRAYSON HIGHWAY	5138 005	0.8	0	5,500	507.05
CDP2006-00284	11/21/2006	AGL GWINNETT DEPOT	INDUSTRIAL	2170 OAKLAND INDUSTRIAL COURT	7042 049	2.6	0	2,850	505.19
CDP2006-00288	12/20/2006	OLYMPIC POOLS PLASTERING	INDUSTRIAL	2850 SIMPSON CIRCLE	6258 261	2.1	0	20,037	503.14
CDP2006-00290	12/12/2006	GODDARD SCHOOL (AUBURN ROAD)	COMMERCIAL	1362 AUBURN ROAD	2001 254	2.0	0	10,250	506.04
CDP2006-00291	12/12/2006	PATRICK ROAD	OTHER-UTILITY	1786 PATRICK ROAD	3002 100	0.6	0	0	506.04
CDP2006-00306	12/14/2006	STEVE DRIVE	OTHER-UTILITY	STEVE DRIVE	6247 999	0.2	0	0	503.04
CDP2006-00336	12/29/2006	HANNAHS PLACE	OTHER-UTILITY	WREXHAM DRIVE, 4100 BLOCK	6005 072	1.5	0	0	507.09
MDP2005-00006	6/20/2006	ENCLAVE AT COLONY CREEK LLC	TOWNHOUSE	1100 DULUTH HIGHWAY	7034 232	7.9	57	0	505.12
MDP2005-00007	1/24/2006	RIVERDANCE	TOWNHOUSE	SATELLITE BOULEVARD	7154 017	21.0	142	0	502.04
MDP2005-00011	1/25/2006	VILLAS AT SUGARLOAF APARTMENTS	APARTMENT	4975 SUGARLOAF PARKWAY	7035 049	20.0	260	0	505.07
MDP2005-00016	3/16/2006	HARBINS MANOR	CONDOMINIUM	950 HARBINS ROAD	6171 001	4.5	59	0	504.22
MDP2005-00018	3/8/2006	BROOKHAVEN AT SUGARLOAF	TOWNHOUSE	2320 DULUTH HIGHWAY	7117 041	27.2	140	0	502.04



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MDP2006-00001	4/27/2006	OPEN FIELDS	TOWNHOUSE	CENTERVILLE HIGHWAY	6033 003	13.2	106	0	507.19
MDP2006-00002	3/30/2006	BRADFORD GWINNETT APARTMENTS	APARTMENT	100 CASTOR DRIVE	6212 006	0.3	0	0	503.13
MDP2006-00004	6/12/2006	PARKSIDE VISTA	APARTMENT	2305 GLOBAL FORUM BOULEVARD NW	6247 400	12.5	240	0	503.04
SDP2004-00039	10/26/2006	ROCK SPRINGS ROAD IMPROVEMENTS	OTHER-ROAD	1151 ROCK SPRINGS ROAD (SIGN)	7147 005A	4.3	0	0	502.02
SDP2005-00011	8/8/2006	SARAHS VINEYARD	SINGLE-FAMILY	1107 EWING CHAPEL ROAD	5267 001	15.0	14	0	506.02
SDP2005-00015	8/22/2006	FENCE ROAD SUBDIVISION	SINGLE-FAMILY	FENCE ROAD	2002 011A	22.1	58	0	506.04
SDP2005-00029	2/9/2006	MAPLECLIFF	SINGLE-FAMILY	305 DRAKE STREET	7293 032	28.6	82	0	501.03
SDP2005-00040	3/8/2006	HIGHTOWER RIDGE	SINGLE-FAMILY	HIGHTOWER TRAIL	4350 001	24.1	54	0	507.09
SDP2005-00045	1/9/2006	MACINTOSH PLACE	SINGLE-FAMILY	1713 NEW HOPE ROAD	5217 002	24.8	57	0	505.09
SDP2005-00061	1/9/2006	SPRINGS AT ROCKHOUSE	SINGLE-FAMILY	ROCK HOUSE ROAD	5238 002	45.5	217	0	505.09
SDP2005-00073	1/18/2006	RIVERSIDE ESTATES SUBDIVISION	SINGLE-FAMILY	584 RIVERSIDE ROAD	7339 038	6.8	11	0	501.04
SDP2005-00074	3/21/2006	JACOBS FARM	SINGLE-FAMILY	223 SWEETGUM ROAD	5211 003	52.5	224	0	505.09
SDP2005-00075	3/30/2006	STONEWATER CREEK	SINGLE-FAMILY	BRASELTON HIGHWAY (4600 BLOCK)	3003 024	141.2	221	0	506.04
SDP2005-00077	1/18/2006	COOPER MANOR	SINGLE-FAMILY	ATHENS HIGHWAY	5092 003	27.9	150	0	507.21
SDP2005-00080	12/13/2006	HOLMAN ROAD TRACT	SINGLE-FAMILY	HOG MTN BRASELTON ROAD	3003 114	46.6	100	0	506.04
SDP2005-00081	2/16/2006	WOODBURY PLACE	SINGLE-FAMILY	CLACK ROAD (4400 BLOCK)	2002 016	45.8	73	0	506.04
SDP2005-00082	3/13/2006	BRAMLETT SHOALS ROAD TRACT	SINGLE-FAMILY	BRAMLETT SHOALS ROAD	5234 010	24.0	50	0	505.09
SDP2005-00083	5/30/2006	ESTATES AT NELSON POINTE	SINGLE-FAMILY	OLD TUCKER ROAD (1000 BLOCK)	6095 016	13.0	17	0	504.26
SDP2005-00084	2/9/2006	TRILOGY PARK	SINGLE-FAMILY	BRASELTON HIGHWAY	3004 002	49.3	98	0	506.04
SDP2005-00085	8/21/2006	OAKLAND TRACE	SINGLE-FAMILY	NE OAKLAND DRIVE	7003 004A	8.9	27	0	505.19
SDP2005-00086	3/13/2006	LONDON HEIGHTS	SINGLE-FAMILY	355 HOKE OKELLY MILL ROAD	5158 005	42.9	98	0	507.05
SDP2005-00088	1/24/2006	STONEHAVEN AT SUGARLOAF	SINGLE-FAMILY	2282 NE SEVER ROAD	7114 001	78.3	112	0	505.11
SDP2005-00089	3/16/2006	ENCLAVE AT PARK RIDGE	SINGLE-FAMILY	RIDGE ROAD	1003 271	32.4	67	0	506.03
SDP2005-00090	1/17/2006	RIVER STONE	SINGLE-FAMILY	OAK ROAD	5014 052	56.1	56	0	505.15
SDP2005-00091	2/8/2006	BROOKHAVEN	SINGLE-FAMILY	WEBB GIN HOUSE ROAD	5042 003	26.2	53	0	507.18
SDP2005-00092	5/31/2006	LAND CROSSING COMMUNITY	SINGLE-FAMILY	CAMP BRANCH ROAD (2800 BLOCK)	7141 008	14.4	12	0	506.03
SDP2005-00093	1/18/2006	NEWBURY OAKS	SINGLE-FAMILY	CRUSE ROAD	7037 006A	16.9	80	0	505.19
SDP2005-00095	2/23/2006	TRILLIUM FOREST	SINGLE-FAMILY	CENTERVILLE-ROSEBUD ROAD	6019 012	93.8	230	0	507.09
SDP2005-00096	3/7/2006	MILLCREST MANOR	SINGLE-FAMILY	4352 HIGHWAY 124	3003 173	5.3	17	0	506.04
SDP2005-00099	3/23/2006	LANSBURY DOWNS	SINGLE-FAMILY	1315 TREE LANE ROAD	5042 025	14.2	27	0	507.18
SDP2005-00100	3/16/2006	SONOMA WOODS	SINGLE-FAMILY	4176 OLD SUWANNE ROAD	7231 002	5.7	20	0	501.06

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SDP2005-00101	3/13/2006	BRIDGEHAVEN	SINGLE-FAMILY	2931 ROSS ROAD	6037 007	25.5	40	0	507.17
SDP2006-00001	7/27/2006	HWY 29 TRACT	SINGLE-FAMILY	U.S. HIGHWAY 29, 2000	5050 003	68.9	196	0	505.15
SDP2006-00002	3/30/2006	ELYSE SPRINGS	SINGLE-FAMILY	989 CAMPBELL ROAD	5246 020	42.1	86	0	506.02
SDP2006-00003	5/17/2006	VILLAGES AT OLD NORCROSS NORTH	SINGLE-FAMILY	OLD NORCROSS ROAD	6240 004	5.9	17	0	503.13
SDP2006-00004	6/9/2006	VILLAGES AT OLD NORCROSS SOUTH	SINGLE-FAMILY	OLD NORCROSS ROAD 5000 BLOCK	6240 004	13.6	58	0	503.13
SDP2006-00005	3/20/2006	PROSPECT ESTATES	SINGLE-FAMILY	PROSPECT ROAD (1300 BLOCK)	7104 001	14.3	55	0	505.14
SDP2006-00006	5/17/2006	SKYWALKER ESTATES	SINGLE-FAMILY	2474 LUKE EDWARDS ROAD	5283 010	16.9	10	0	506.02
SDP2006-00007	5/1/2006	OAK ROAD TRACT	SINGLE-FAMILY	BUFORD HIGHWAY	5010 003	16.7	30	0	507.15
SDP2006-00008	4/18/2006	WYNTERBERRY PARKE	SINGLE-FAMILY	BRASELTON HIGHWAY (1100 BLOCK)	7053 073	13.5	36	0	505.14
SDP2006-00009	7/24/2006	NASH PRESERVE	SINGLE-FAMILY	CENTERVILLE HIGHWAY, 2800 BLOC	6088 002	74.9	125	0	507.12
SDP2006-00010	6/27/2006	RIVENDALE CROSSING	SINGLE-FAMILY	HILLCREST ROAD (1500 BLOCK)	7304 048	21.3	58	0	501.03
SDP2006-00011	5/10/2006	PARKWOOD ROAD TRACT	SINGLE-FAMILY	PARKWOOD ROAD	6067 121	14.0	26	0	507.15
SDP2006-00012	5/30/2006	SHADOWBROOKE	SINGLE-FAMILY	OAK GROVE ROAD (3700 BLOCK)	5159 004	16.9	38	0	507.05
SDP2006-00013	6/28/2006	WHEELER CREEK	SINGLE-FAMILY	WHEELER ROAD (5400 BLOCK)	3005 011	115.2	210	0	506.04
SDP2006-00014	5/9/2006	HERRINGTON ROAD TRACT	SINGLE-FAMILY	OLD NORCROSS ROAD	7038 388	5.8	40	0	505.17
SDP2006-00016	7/19/2006	RUTLEDGE HOMESTEAD	SINGLE-FAMILY	LEE ROAD	4301 118	67.1	129	0	507.04
SDP2006-00018	3/16/2006	VILLAS AT PARK RIDGE	TOWNHOUSE	RIDGE ROAD	1003 271	33.0	119	0	506.03
SDP2006-00019	5/11/2006	GARNER CREEK AT PARKVIEW	SINGLE-FAMILY	GARNER ROAD	6093 001	68.8	153	0	504.25
SDP2006-00020	6/28/2006	BROOKWOOD VILLAGE	MIXED-USE	HIGHPOINT ROAD (2000 BLOCK)	6068 012	18.3	143	170,000	507.18
SDP2006-00021	7/11/2006	LAKEVIEW AT HAMILTON MILL	SINGLE-FAMILY	DOC HUGHES ROAD (2300 BLOCK)	1002 131	89.5	223	0	506.04
SDP2006-00023	6/26/2006	BURNS ROAD TRACT	SINGLE-FAMILY	745 BEAVER RUIN ROAD	6157 006A	10.2	38	0	504.11
SDP2006-00027	7/19/2006	TUSCAN RIDGE	SINGLE-FAMILY	SPRINGDALE ROAD	6032 011	39.3	79	0	507.17
SDP2006-00028	7/25/2006	JONES PHILLIPS ROAD TRACT	SINGLE-FAMILY	JONES PHILLIPS ROAD	5316 002	42.9	75	0	506.02
SDP2006-00029	7/12/2006	BROOKWOOD VILLAGE	OTHER-ROADS	2105 HIGHPOINT ROAD	6068 012	3.7	0	0	507.18
SDP2006-00030	11/17/2006	PUCKETTS MANOR	SINGLE-FAMILY	3032 BRASELTON HIGHWAY	7098 001	88.5	109	0	506.03
SDP2006-00031	9/6/2006	MARLBOROUGH	SINGLE-FAMILY	2597 BERRY HALL ROAD	5344 027	32.3	67	0	506.02
SDP2006-00032	8/14/2006	BLACKTHORNE	SINGLE-FAMILY	JONES PHILLIPS ROAD	5316 002	22.0	18	0	506.02
SDP2006-00033	10/11/2006	HIGHTOWER LANDING	SINGLE-FAMILY	HIGHTOWER TRAIL	4345 005	32.6	75	0	507.09
SDP2006-00034	11/9/2006	HERITAGE POINTE	SINGLE-FAMILY	CEDARS ROAD	7015 097	19.6	107	0	505.14
SDP2006-00035	7/31/2006	JAMESON MILL	SINGLE-FAMILY	4045 ZOAR CHURCH ROAD	6029 015	15.3	29	0	507.17
SDP2006-00036	7/31/2006	LEACH ROAD SUBDIVISION	SINGLE-FAMILY	CHANDLER ROAD	5169 009	29.9	62	0	507.05
SDP2006-00037	8/7/2006	OVERLOOK AT SHOAL CREEK	SINGLE-FAMILY	HIRAM DAVID ROAD (900-1000 BLO	5203 001	45.6	101	0	505.09

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SDP2006-00038	7/27/2006	BELLHAVEN SPRINGS	SINGLE-FAMILY	567 NE ROCK SPRINGS ROAD	7149 012	13.0	48	0	502.02
SDP2006-00039	10/25/2006	TOMOKA SPRINGS	SINGLE-FAMILY	BERRY HALL ROAD (2600 BLOCK)	5344 015	27.9	58	0	506.02
SDP2006-00040	10/9/2006	ABIGLEN	SINGLE-FAMILY	OLD AUBURN ROAD (3100 BLOCK)	2003 106	11.8	27	0	506.02
SDP2006-00041	8/17/2006	HOLLOWSTONE`	SINGLE-FAMILY	582 HOPE HOLLOW ROAD	5132 003	110.5	220	0	507.05
SDP2006-00042	9/7/2006	CAIN CIRCLE COMMONS	SINGLE-FAMILY	2124 CAIN CIRCLE	3002 030	21.4	58	0	506.04
SDP2006-00045	9/27/2006	TOWNES OF AVONDALE	TOWNHOUSE	GRAVEL SPRINGS ROAD (3400 BLOC	7178 003	33.9	194	0	506.03
SDP2006-00046	8/24/2006	LANSKY ESTATES	SINGLE-FAMILY	1247 NE OLD PEACHTREE ROAD	7104 006A	25.4	40	0	505.14
SDP2006-00047	8/31/2006	MERIDIAN DEVELOPMENT OFFICE PA	COMMERCIAL	499 HIGHWAY 78 E	5131 005	19.1	0	0	507.05
SDP2006-00048	11/2/2006	SPOUT SPRINGS ROAD (4500 BLOCK	SINGLE-FAMILY	SPOUT SPRINGS ROAD (4500 BLOCK	3007 001C	56.9	128	0	506.04
SDP2006-00049	8/30/2006	WATER MILL SUBDIVISION	SINGLE-FAMILY	SPOUT SPRINGS ROAD	3003 002	39.9	110	0	506.04
SDP2006-00051	10/19/2006	AUSTIN COMMONS	SINGLE-FAMILY	NEW HOPE ROAD	5261 004	66.7	151	0	506.02
SDP2006-00052	9/18/2006	LAKE FOREST ESTATES	SINGLE-FAMILY	SUWANEE BUFORD ROAD (5400 BLOC	7318 026	19.0	39	0	501.04
SDP2006-00053	12/28/2006	CLEARWATER PLACE	SINGLE-FAMILY	CLEARWATER PLACE, 200 BLOCK	5047 004	10.3	45	0	505.16
SDP2006-00055	10/12/2006	MOUNTAIN VIEW PLANTATION	SINGLE-FAMILY	4345 HOG MOUNTAIN ROAD	3003 028	13.9	31	0	506.04
SDP2006-00056	9/12/2006	NEW ROCKBRIDGE	TOWNHOUSE	NEW ROCKBRIDGE	6190 190	9.9	66	0	504.19
SDP2006-00057	11/20/2006	ESTATES AT RIVER FALLS	SINGLE-FAMILY	3789 FIVE FORKS TRICKUM ROAD	6089 006	2.9	8	0	507.12
SDP2006-00058	10/3/2006	SOUTHSIDE ROAD TRACT	SINGLE-FAMILY	SOUTHSIDE ROAD	7230 004	63.9	173	0	501.06
SDP2006-00059	10/24/2006	THORNCREST NORTH TOWNHOMES	TOWNHOUSE	POUNDS DRIVE (200 BLOCK)	6139 010A	3.4	23	0	504.03
SDP2006-00061	11/15/2006	SARDIS CHURCH ROAD	OTHER-ROAD	3250 SARDIS CHURCH ROAD EXTENSION	3002 077	0.0	0	0	506.03
SDP2006-00062	12/5/2006	WOODLANDS AT WEST JONES BRIDGE	SINGLE-FAMILY	5120 NE JONES BRIDGE ROAD	6331 057	14.3	29	0	503.07
SDP2006-00063	10/25/2006	BEYERS LANDING	SINGLE-FAMILY	2302 DOC HUGHES ROAD	3003 237	19.7	45	0	506.04
SDP2006-00067	12/10/2006	LIBERTY DOWNS	SINGLE-FAMILY	CROSS ROADS	7185 005	20.8	82	0	506.03
SDP2006-00068	12/18/2006	BOGAN MEADOWS	SINGLE-FAMILY	NORTH BOGAN ROAD	1004 023	34.8	103	0	501.05
SDP2006-00069	12/14/2006	SUWANEE CREEK ROAD	SINGLE-FAMILY	3022 SUWANEE CREEK ROAD	7166 001C	11.7	17	0	502.04
SDP2006-00070	11/30/2006	WESTLEIGH	SINGLE-FAMILY	PLUNKETTS ROAD	7188 018	21.4	71	0	506.03
SDP2006-00077	12/4/2006	PEACHTREE RIDGE PARK	GOVERNMENT	3170 SUWANEE CREEK ROAD	7166 058		0	0	502.04

**Total Acres:** 5,531.5  
**Total Units:** 7,547  
**Total Square Feet:** 6,637,355