

2009 Development Activity Report



Gwinnett County Department of Planning and Development
Planning Data Services Section

2009 DEVELOPMENT ACTIVITY REPORT

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1.0 Introduction

The **2009 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 2009. 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 processed in 2009 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 2009. The last section, Building Permit Activity presents and analyzes residential and nonresidential building permits issued in 2009. Location maps of the 2009 rezonings and development permits are in each respective section. Listings of the rezonings and development permits are 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 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 2009 the Planning Division processed 45 rezoning applications. Of the 45 rezoning requests scheduled during 2009, six applications were withdrawn, one case was tabled, 22 applications were approved, and 16 requests were denied. Information about each 2009 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 Gwinnett County 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 2000 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 intended for single-family subdivision proposals. Rezoning cases are processed on a quarterly basis depending on case type.

Table 1
1986- 2009 Rezoning Applications

Year	Accepted	Withdrawn	Approved	Denied	Tabled
2009	45	6	22	16	1
2008 ^c	61	5	31	21	4
2007 ^b	157	12	97	44	4
2006	148	16	108	20	4
2005	164	10	115	36	3
2004	190	21 ^a	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
<p>a. Six of the withdrawn cases were reassigned as CIC cases</p> <p>b. 2007 includes 2008 RZC cases processed during 2007 and two 2007 MUR cases</p> <p>c. Excludes 2008 RZC cases processed during 2007</p> <p>Source: Gwinnett County Department of Planning and Development</p>					

In 2002, the Mixed-Use Redevelopment (MUR) Overlay Zoning District was approved. The purpose of the Mixed-Use Overlay District was to promote new mixed-use development or the redevelopment of existing properties in a manner that integrates commercial and/or office with residential land uses, promotes pedestrian accessibility among uses, reduces automobile trips, provides a livable environment for project residents, and enhances the value and aesthetics of the surrounding community. In 2008, the Board of Commissioners renamed the MUR district to the Mixed-Use Overlay District (MUO) and amended some of the district's provisions to promote new mixed-use development or the redevelopment of existing properties. The Department of Planning and Development did not process any MUO applications in 2009.

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 public hearing 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 23 CIC requests during 2009.

In addition to the rezoning cases, 64 Special Use Permits (SUP) were processed by the Current Planning Section in 2009. 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 with one exception - stand-alone SUPs are granted for R-100 and R-75 Modified and Conservation Subdivision Ordinance (CSO) subdivisions. However, in 2009 there were no SUPs for CSO or Modified subdivisions.

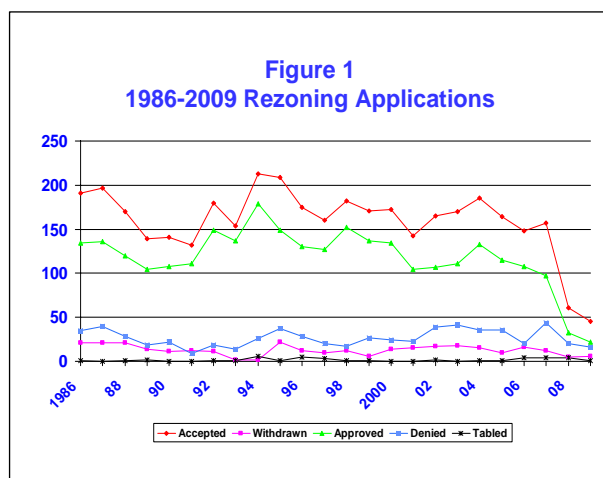


Figure 1 demonstrates the cyclical nature of rezoning activity that reflects trends in the local and regional economy in general and the local real estate market more specifically. As depicted in the figure, rezoning activity was very high in the middle 1980s - a significant growth period locally, regionally, 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 drop 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 slowdown. The significant decrease in rezoning activity in 2001 years reflects this economic downturn. 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. There has been a steady decrease in the number of rezoning cases filed since 2004 with the exception of 2007 since many of the RZC cases originally scheduled for 2008 were added to the 2007 totals. However, rezoning activity particularly residential requests collapsed during 2008. Only five RZR (single-family subdivisions) and five RZM (multifamily residential) applications were submitted in 2008. Rezoning activity fell off the charts in 2009 particularly residential rezonings. Only five (5) residential rezoning requests were processed with three (3) of those applications approved for 69 housing units.

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 more. However, not all property that is rezoned is developed and all property that is developed does not necessarily go through the rezoning process.

Table 2 contains data concerning acreage, housing unit, and nonresidential space approved through rezonings annually since 1986. In 2009 175 acres were rezoned with proposals for only 69 housing units and about 616,000 square feet of commercial, office, warehouse, institutional, and industrial space. The amount of both approved nonresidential square footage and housing units dropped dramatically from 2008 and even more so from previous years. This dramatic decline in activity is unprecedented in modern times. Clearly the national and regional recession has continued to affect the local real estate market tremendously since late 2007.

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

Year	Acres	Housing Units	Square Feet (Million)
2009	175	69	.616
2008 ^b	282	1,829	3.509
2007 ^a	897	2,166	3.374
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
a. Includes 2008 RZC cases processed in 2007			
b. Excludes 2008 RZC cases processed in 2007			
Source: Gwinnett County Department of Planning and Development			

2.1 Residential Rezoning

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 unit totals are **approximate** numbers. More specific unit data are provided in the development permitting process when site plans are more precise and a more realistic number of potential housing units is available.

With that caveat, 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. As for traditional single-family residential subdivision activity, there was on approved rezoning to the R-60 (single-family detached residential) zoning district that accounted for 66 dwelling units in 2009.

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	MUO	HRR
2009	0	0	1	66	0	2	0	0	0	0
2008	1	0	22	0	0	0	14	300	1,492	0
2007	0	459	278	127	391	215	246	0	NA	0
2006	0	2,220	356	0	390	1,451	1,347	6	NA	263
2005	0	3,488	1,090	140	NA	1,381	1,246	152	NA	NA
2004	2	1,767	347	484	NA	2,770	NA	2,128	NA	NA
2003	1	1,708	695	332	NA	1,761	NA	1,405	NA	NA
2002	0	2,131	187	36	NA	1,494	NA	1,799	NA	NA
2001	1	1,757	709	18	NA	1,177	NA	1,382	NA	NA
2000	1	4,210	682	72	NA	1,167	NA	1,515	NA	NA
1999	2	3,447	1,205	200	NA	2,082	NA	2,208	NA	NA
1998	5	2,904	795	584	NA	754	NA	2,347	NA	NA
1997	4	1,952	503	461	NA	338	NA	590	NA	NA
1996	4	2,222	1,032	203	NA	90	NA	0	NA	NA
1995	3	1,677	1,302	430	NA	371	NA	1,496	NA	NA
1994	9	3,651	2,821	395	NA	249	NA	3,426	NA	NA
1993	7	5,487	775	899	NA	1,412	NA	247	NA	NA
1992	7	1,680	2,312	3,433	NA	886	NA	194	NA	NA
1991	3	1,484	1,354	0	NA	2,139	NA	0	NA	NA
1990	5	1,102	2,321	0	NA	985	NA	890	NA	NA
1989	2	247	2,554	0	NA	1,145	NA	46	NA	NA
1988	22	559	337	0	NA	504	NA	0	NA	NA
1987	58	1,430	871	0	NA	1,916	NA	3,024	NA	NA

2007 figures do not include 450 housing units approved under MUR2007-00002
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

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 2007. There was one approved rezoning case to RM-13 - a multifamily district in 2008. Approximately 300 units were approved for this proposed apartment development located on Satellite Boulevard. Again, there were no requests for any multifamily housing developments during 2009.

2.2 Nonresidential Rezonings

Table 4 presents the amount of square feet and acres approved through rezonings for nonresidential land uses during 2009. Of the 19 cases approved for nonresidential uses, 13 changes were for commercial or retail uses encompassing over 300,000 square feet of space, four changes were for office or institutional uses with 240,000 square feet, and two requests were approved for industrial uses totaling 65,000 square feet.

Overall approximately 600,000 square feet were approved through rezonings in 2009. The amount of nonresidential square feet approved annually through rezonings since 2001 had remained relatively stable after a high of 7.5 million square feet in 2000. However, the national recession and real estate crisis next impacted the nonresidential sector as the amount of approved space dropped by 83% compared to 2008.

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 2009 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 Duluth/Suwanee Planning Area, Lawrenceville/Central Gwinnett Planning Area and the Dacula/East Gwinnett Planning Area experienced the most rezoning activity – 13 cases or 60 percent of the approved rezonings. In comparison, nine cases were approved in the remainder of the county.

The largest number of housing units – 66 were approved in the Lawrenceville/Central Gwinnett and accounted for 96 percent of the total number of housing units approved in Gwinnett County. Only three (3) housing units were approved through rezonings in Gwinnett County's remaining planning areas.

In 2009 rezonings for nonresidential developments were more spatially distributed throughout the county. The majority of the nonresidential space was approved in the Duluth/Suwanee and Dacula/East Gwinnett Planning Areas. Nonresidential rezonings in these two planning areas accounted for 22 percent and 39 percent respectively of the 600,000 square feet of nonresidential space approved through rezonings during 2009 in Gwinnett County.

Table 4
2009 Nonresidential Rezoning by Land Use

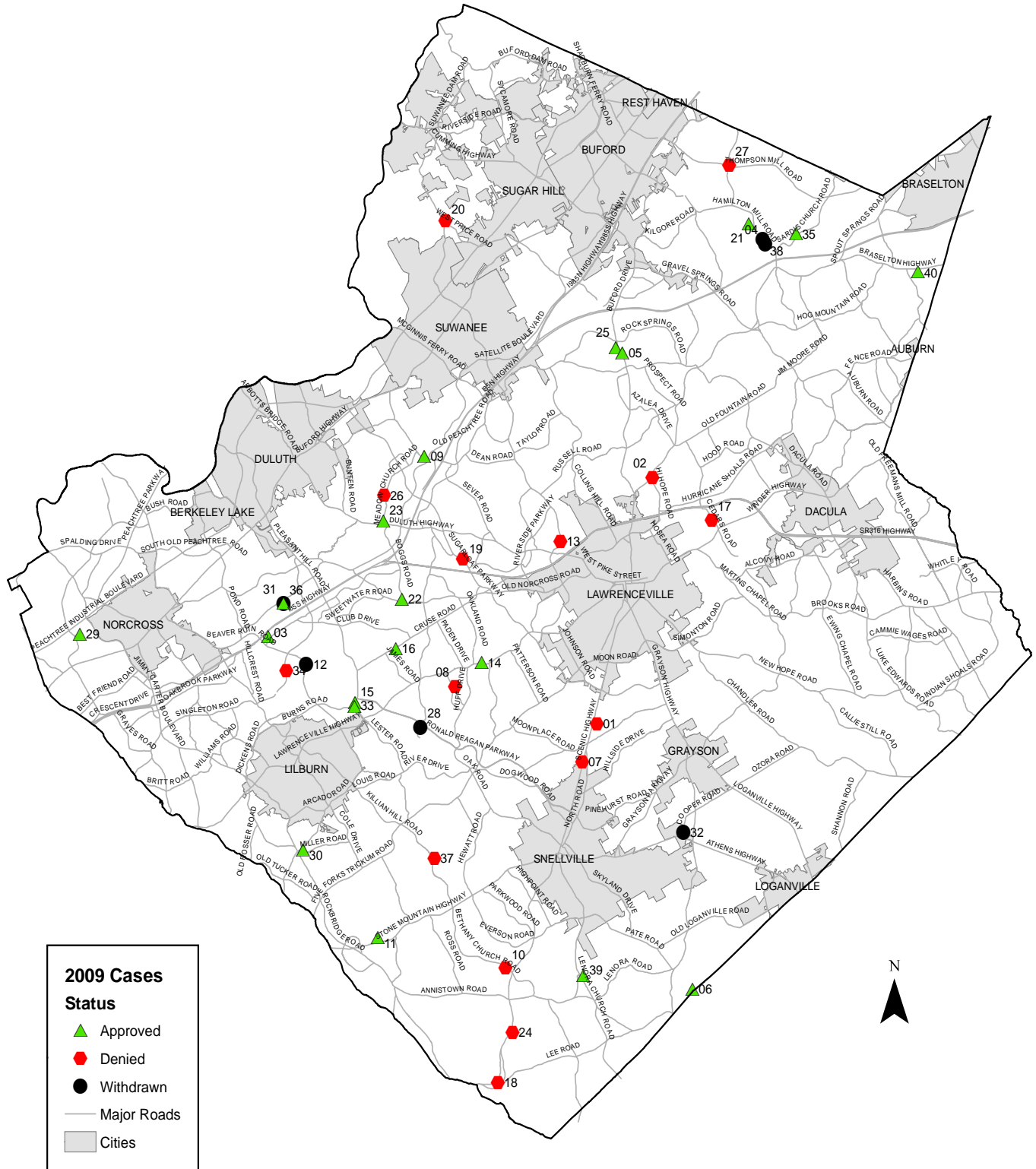
Land Use	Cases	Square Feet	Acres
Commercial/Retail	13	308,819	93.4
Office/Institutional	4	242,514	33.5
Industrial	2	65,000	20.3
Total	19	616,333	147.2
Source: Gwinnett County Department of Planning and Development			

Table 5
2009 Rezoning Activity by Planning Area

Planning Area	Cases	Housing Units	Square Feet	Acres
1-Buford/Sugar Hill	0	0	0	0
2-Duluth/Suwanee	5	1	137,781	21.9
3-Norcross/Peachtree Corners	2	2	25,000	11.6
4-Lilburn/Southwest Gwinnett	5	0	87,400	14.9
5-Lawrenceville/Central Gwinnett	4	66	69,657	53.6
6-Dacula/East Gwinnett	4	0	238,315	42.2
7-Snellville/Grayson	2	0	53,180	30.8
Total	22	69	616,333	175
Approved cases only				
Source: Gwinnett County Department of Planning and Development				

Figure 2

2009 RZC Rezoning Cases

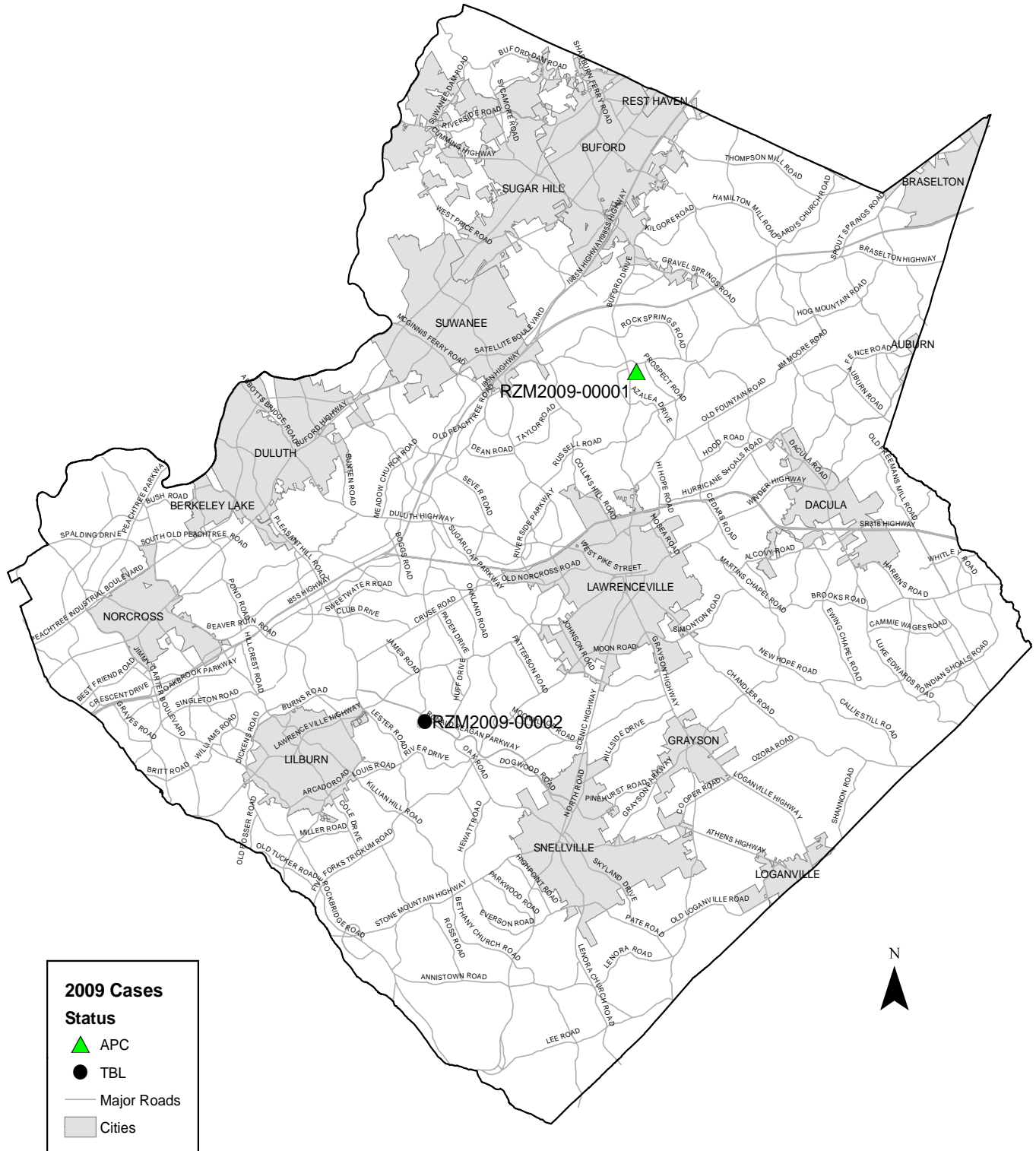


* Case number labels on map have been shortened for display purposes. For example, 001 label on map represents case RZC2009-00001.

0 1 2 4 Miles

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Figure 3 2009 RZM Rezoning Cases

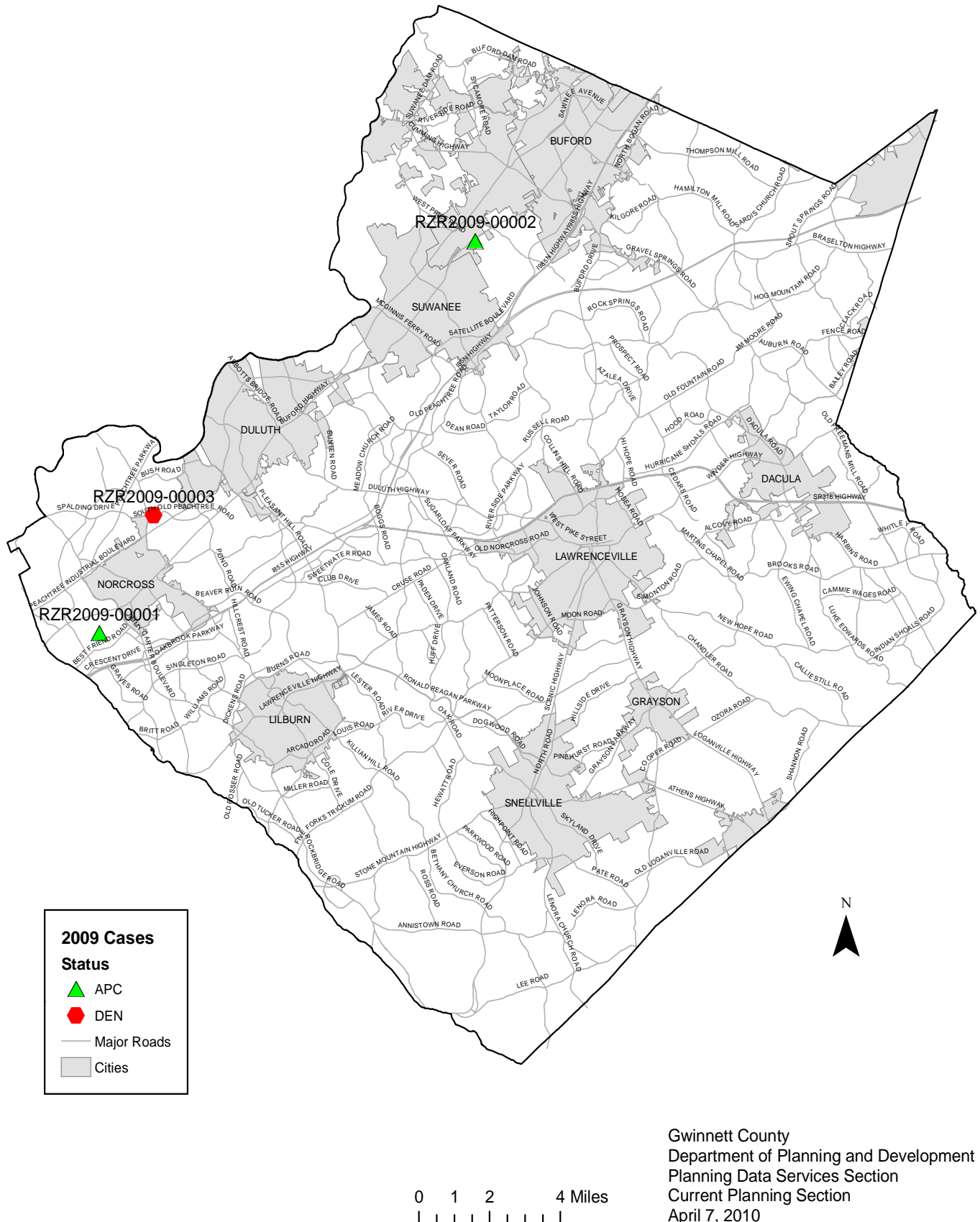


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Current Planning Section
April 7, 2010

0 1 2 4 Miles

Figure 4

2009 RZR Rezoning Cases



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3.0 Development Permit Activity

This section of the report presents information concerning the number of permits and housing units and the amount of nonresidential square footage approved through Commercial (CDP), Multifamily (MDP), and Subdivision (SDP) Development Permits in 2009. 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 2009 Subdivision, Multifamily, and Commercial Development Permits are located in the appendix while the locations of the permits are depicted on Figure 5 and Figure 6.

In 2009, Gwinnett County issued 110 Subdivision, Multifamily, and Commercial Development Permits approving over 628,000 square feet of nonresidential space and 471 housing units on approximately 471 acres. These numbers were dramatically less than all years since 1991 with a huge decrease in proposed dwelling units. For example, the total number of housing units permitted in 2009 was less than 17% of the number proposed in 2007 and only eight percent of the number approved in 2006.

Table 6
Annual Development Activity 1991-2009

Year	Permits	Acres	Housing Units	Square Feet (Millions)	Hotel Rooms
2009	110	471	471	.628	0
2008	202	1,104	622	4.857	0
2007	346	2,767	3,261	4.035	107
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					

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 2009. As presented in the table, only five (5) permits were issued for single-family, apartment or townhome developments on 48 acres with 471 proposed units. There were no permits issued for single-family housing units in 2009. The two single-family permits in the table were for streambed stabilization projects within two subdivisions.

In 2009, the number of proposed dwelling units was even less than in 2008 when the bottom completely fell out of the single-family market. The number of approved single-family lots decreased from 11 in 2008 to 0 in 2009. In addition, the number of proposed apartments units dropped by over 200 or 35 percent.

Table 7
Housing Units, Square Feet, and Acres
Permitted by Land Use in 2009

Type	Permits	Housing Units	Square Feet	Acres
Single-family	2	0	NA	.9
Apartments	2	398	NA	37.6
Townhomes	1	73	NA	9.4
Residential	5	471	NA	47.9
Commercial/Retail	45	NA	308,166	83.9
Industrial	14	NA	23,175	19.3
Government ¹	15	NA	240,538	278
Institutional ²	13	NA	53,891	29.1
Other ³	18	NA	3,221	13
Nonresidential	105	NA	628,991	423.3
Total	110	471	628,991	471.2

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

During 2009, the nonresidential space market in Gwinnett also collapsed. Only 105 permits were issued for nonresidential developments that ranged from stores and offices to parking lots and recreation areas. These proposed nonresidential developments encompassed approximately 423 acres with just 628,000 square feet of space. Compared to 2008, the amount of permitted nonresidential space decreased by over four million square feet or 87 percent.

3.1 Development Permit Activity by Planning Area

Table 8 and Table 9 present the permits, housing units, acres, and nonresidential space approved in 2009 by planning area. The locations of the development permits issued during 2009 are depicted on Figure 5 and Figure 6 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 - 24 were issued in the Lawrenceville/Central Gwinnett Planning Area and these accounted for 22 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 three (3) development permits were issued. However, 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
2009 Development Permits by Planning Area

Planning Area	Residential			Nonresidential			Total	
	Permits	Units	Acres	Permits	Square Feet	Acres	Permits	Acres
1-Buford/Sugar Hill	1	296	29.7	2	16,427	4	3	33.7
2-Duluth/Suwanee	0	0	0	17	45,850	12.5	17	12.5
3-Norcross/Peachtree Corners	0	0	0	18	76,420	32.6	18	32.6
4-Lilburn/Southwest Gwinnett	1	0	0.6	16	50,683	23.1	17	23.7
5-Lawrenceville/Central Gwinnett	1	0	0.4	23	251,457	75.3	24	75.7
6-Dacula/East Gwinnett	0	0	0	20	180,058	268.5	20	268.5
7-Snellville/Grayson	2	175	17.3	9	8,096	7.2	11	24.5
Total	5	471	48	105	628,991	423	110	471.2
Residential includes Apartments, Condominiums, Single-family, and Townhomes.								
Nonresidential includes Commercial/Retail, Industrial, Office, Government, Institutional, and Other.								
Source: Gwinnett County Department of Planning and Development								

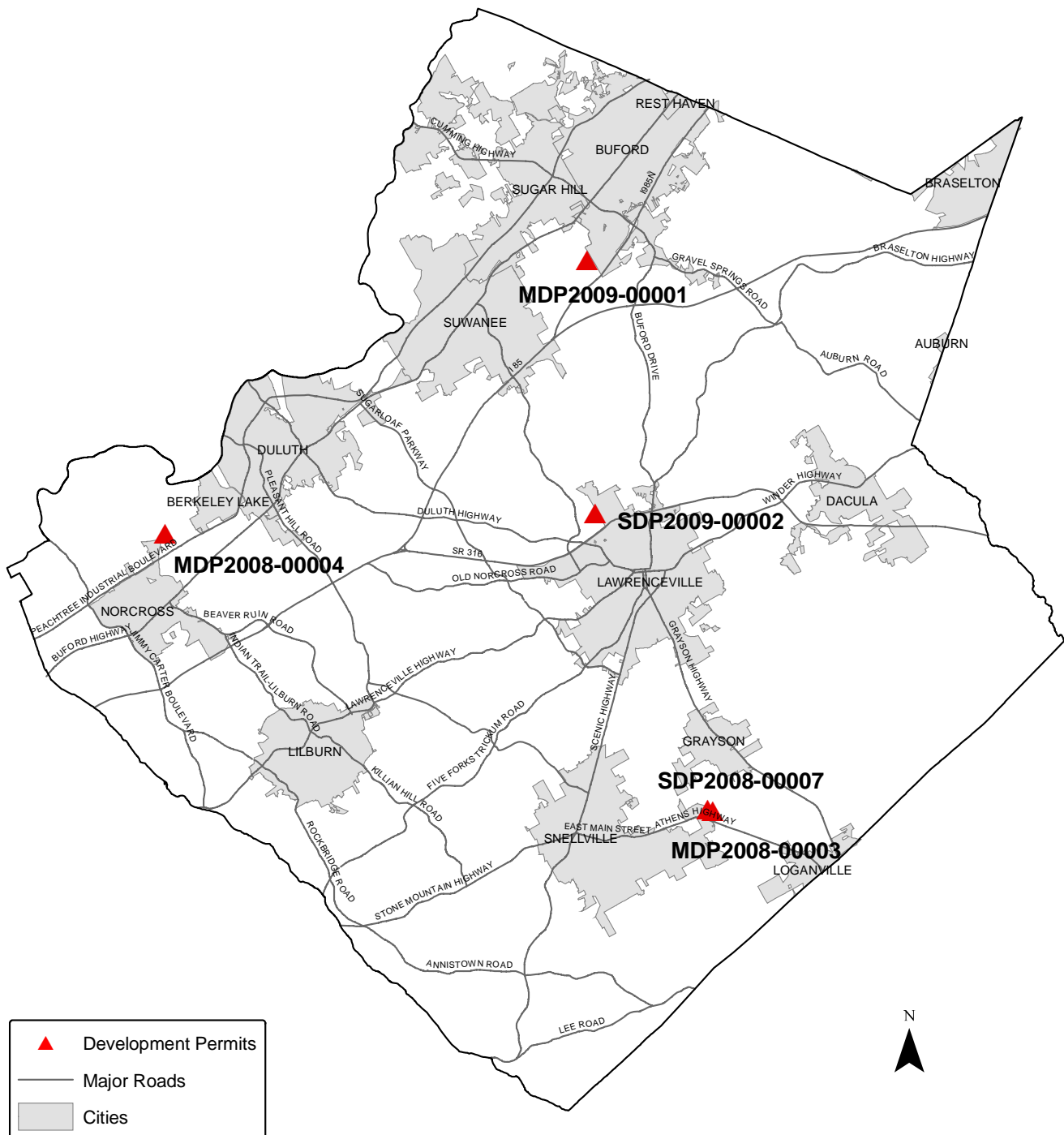
Residential development data for 2009 clearly indicate what little housing growth occurred only in the Buford/Sugar Hill and Snellville/Grayson Planning Areas. Each of these Planning Areas experienced some apartment development activity during the past year when almost 400 new apartment units were proposed.

The Lawrenceville/Central Gwinnett Planning Area had the largest amount of proposed nonresidential space. The 23 nonresidential development permits issued in the planning area accounted for 21 percent of Gwinnett County's total and the 251,000 square feet of nonresidential space comprised 40 percent of Gwinnett County's total permitted nonresidential space. Dacula/East Gwinnett had the next largest amount of nonresidential space permitted – over 180,000 square feet. Several school additions and a new middle school accounted for much of the new nonresidential space permitted in these two planning areas.

Table 9
2009 Residential Development Permits Issued by Planning Area

Area	Housing Type	Permits	Units
1 - Buford/Sugar Hill	Apartments	1	296
2 - Duluth/Suwanee	NA	NA	NA
3 - Norcross/Peachtree Corners	NA	NA	NA
4 - Lilburn/Southwest Gwinnett	Single-family	1	0
5 - Lawrenceville/Central Gwinnett	Single-family	1	0
6 - Dacula/East Gwinnett	NA	NA	NA
7 - Snellville/Grayson	Apartments	1	102
	Townhomes	1	73
Gwinnett County	Apartments	2	398
	Single-family	2	0
	Townhomes	1	73
	Total	5	471
Source: Gwinnett County Department of Planning and Development			

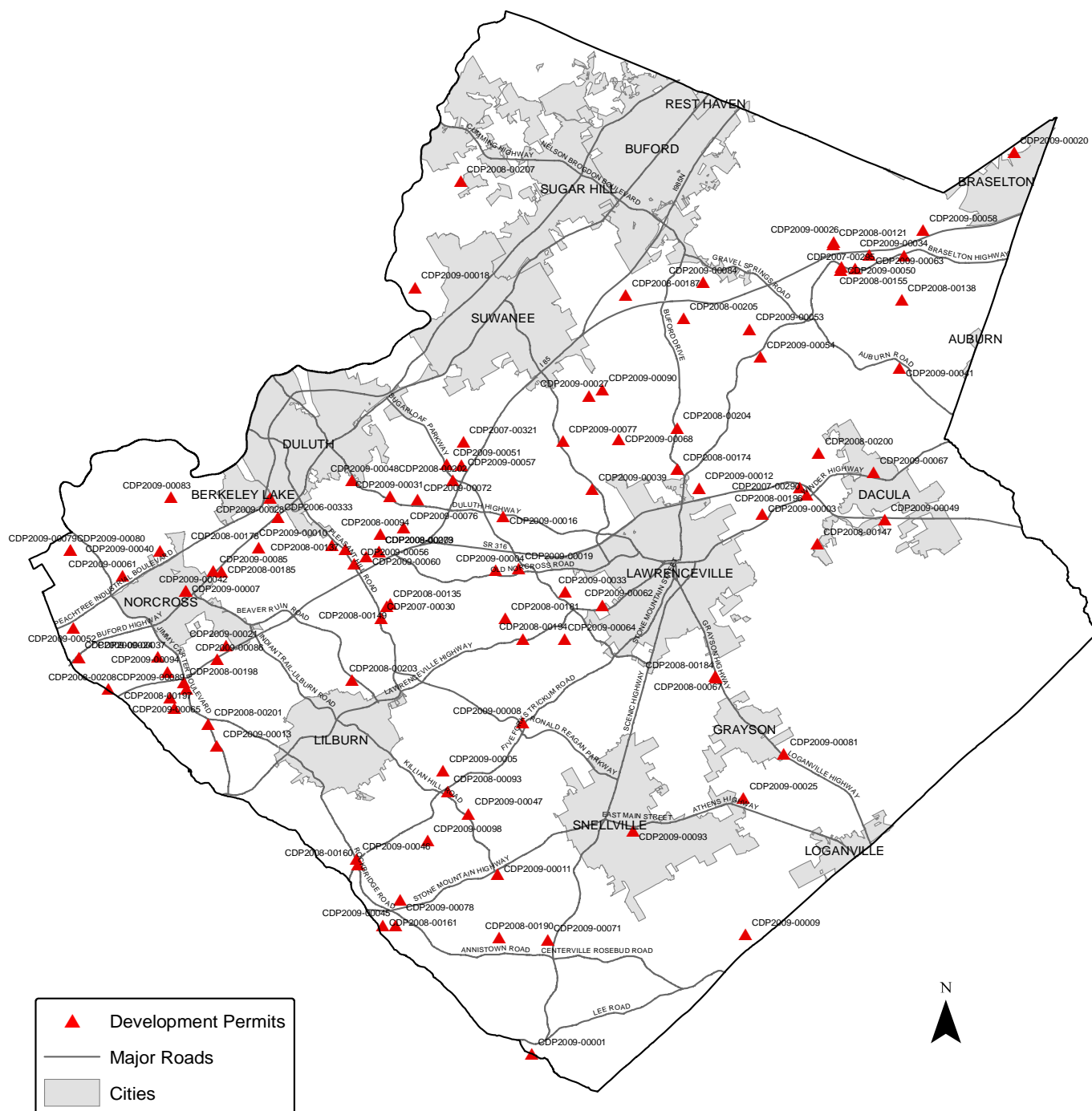
Figure 5
2009 Subdivision and Multifamily Development Permits
(SDPs and MDPs)



Gwinnett County
 Department of Planning and Development
 Planning Data Services Section
 January 13, 2010

0 1 2 4 Miles

Figure 6
2009 Commercial Development Permits (CDPs)



Gwinnett County
Department of Planning and Development
Planning Data Services Section
January 13, 2010

0 1 2 4 Miles

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4.0 Building Permit Activity

2009 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 land uses, Gwinnett County issued 6,116 building permits in 2009. Building permit activity in Gwinnett has dropped dramatically. In 2009 Gwinnett County only issued 656 building permits for new construction projects that included 554 housing units and 102 significant nonresidential structures. Even in comparison to

Table 10
Major Building Permit Activity by Land Use Since 1986

Year	SF Units	MF Units	Mobile Home	Total Res	Comm ³	Ind ⁴	Inst ⁵	Total Nonres	Total
2009	329	217	8	554	83	0	19	102	656
2008	870	633	26	1,529	171	11	48	230	1,759
2007	2,641	981	18	3,640	169	13	69	251	3,890
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

¹ Single-family includes duplexes. ² Multifamily includes apartments, condominiums, townhomes, and quadplexes. ³ Commercial includes offices, restaurants, hotel/motels, and towers. ⁴ Industrial includes office/warehouse. ⁵ Institutional includes government, schools, churches, and clubhouses.
Source: Gwinnett County Department of Planning and Development.

2008 (a very slow year with regards to permit activity), building permit activity in Gwinnett has fallen drastically. For example, the number of permitted single-family housing units fell by 541 or 62 percent while multifamily housing units declined by 416 units – a 66 percent decrease. The amount of nonresidential permits also fell dramatically - 128 permits or over 55 percent. When these 2009 numbers are contrasted to building permit activity in previous years the decline is even more staggering.

4.1 Residential Building Permit Activity

Table 11 presents the number of permits and housing units, the amount of nonresidential square feet, and the estimated construction cost of building permits issued in 2009 by type of land use. Residential construction was the primary land development activity in Gwinnett County during 2009. Of the 558 building permits issued, 456 or 82 percent were for some type of residential use. Construction of single-family dwellings accounted for the largest number of residential building permits – 329 or 72 percent of all of the residential building permits. In addition, eight (8) permits or two percent were issued for mobile homes – another form of single-family housing. Multifamily development accounted for the remaining 28 percent of the residential building permits issued. All of these multifamily dwelling units were apartments or townhomes.

Table 11
2009 Building Permit Activity

Land Use	Building Permits	Housing Units	Square Feet	Estimated Const Cost
Single-family ¹	329	329	NA	\$40,739,972
Apartments	4	102	NA	\$6,843,678
Condominiums	0	0	NA	NA
Townhomes	115	115	NA	\$7,939,136
Mobile Homes	8	8	NA	NA
Total Residential	456	554	NA	\$55,522,786
Commercial/Retail ³	83	NA	359,848	\$18,270,418
Industrial ⁴	0	NA	NA	NA
Institutional ⁵	6	NA	75,465	\$9,734,556
Government ⁶	13	NA	880,015	\$156,836,771
Total Nonresidential	102	NA	1,315,328	\$184,841,745
Total	558	554	1,315,328	\$240,364,531
¹ Single-family includes duplexes. ² Apartment includes quadraplexes. ³ Commercial/retail includes offices, restaurants, hotel/motels, and towers. ⁴ Industrial includes office/warehouse/distribution facilities. ⁵ Institutional includes churches, clubhouses and other similar uses. ⁶ Government includes public schools. Source: Gwinnett County Department of Planning and Development				

4.2 Nonresidential Building Permit Activity

During 2009 Gwinnett County issued 102 building permits for over 1.3 million square feet of new nonresidential space. Of the 102 building permits issued for nonresidential projects, 83 were for commercial, retail, or office developments consisting of approximately 359,000 square feet of space with an estimated construction cost of \$18 million. Institutional uses accounted for six (6) permits and 75,000 square feet of space while 13 building permits were issued for government projects, primarily public schools, encompassing over 800,000 square feet of space.

4.3 Subdivision Building Permit Activity

Listed in Table 12 and depicted on Figure 7 are the single-family subdivisions, townhome communities or apartment developments where 10 or more building permits were issued during 2009. The table lists the number of permits, the average size, and the average calculated building cost of homes in these developments.

Table 12
Developments With The Most Building Permit Activity in 2009

Subdivision	Building Permits	Average Square Feet	Average Building Cost
Amelia Parc	18	3,111	\$129,615
Arbor Oaks	13	2,424	\$100,890
Bentwood @ Sugarloaf	26	2,992	\$124,798
Enclave @ Park Ridge	14	3,060	\$126,836
Estates at Nash Lake	12	3,659	\$152,009
Garner Creek @ Parkview	10	3,889	\$160,580
Princeton Crossing	63	3,038	\$125,636
Reserve @ Turnberry	16	2,420	\$100,233
Villas at Bethesda	10	2,571	\$107,122
Villas @ Loganville Apartments	4 (102 Units)	NA	NA
Villas @ Loganville Townhomes	73	1,620	\$67,808
Source: Gwinnett County Department of Planning and Development			

Figure 7

Developments with Most Building Permit Activity in 2009

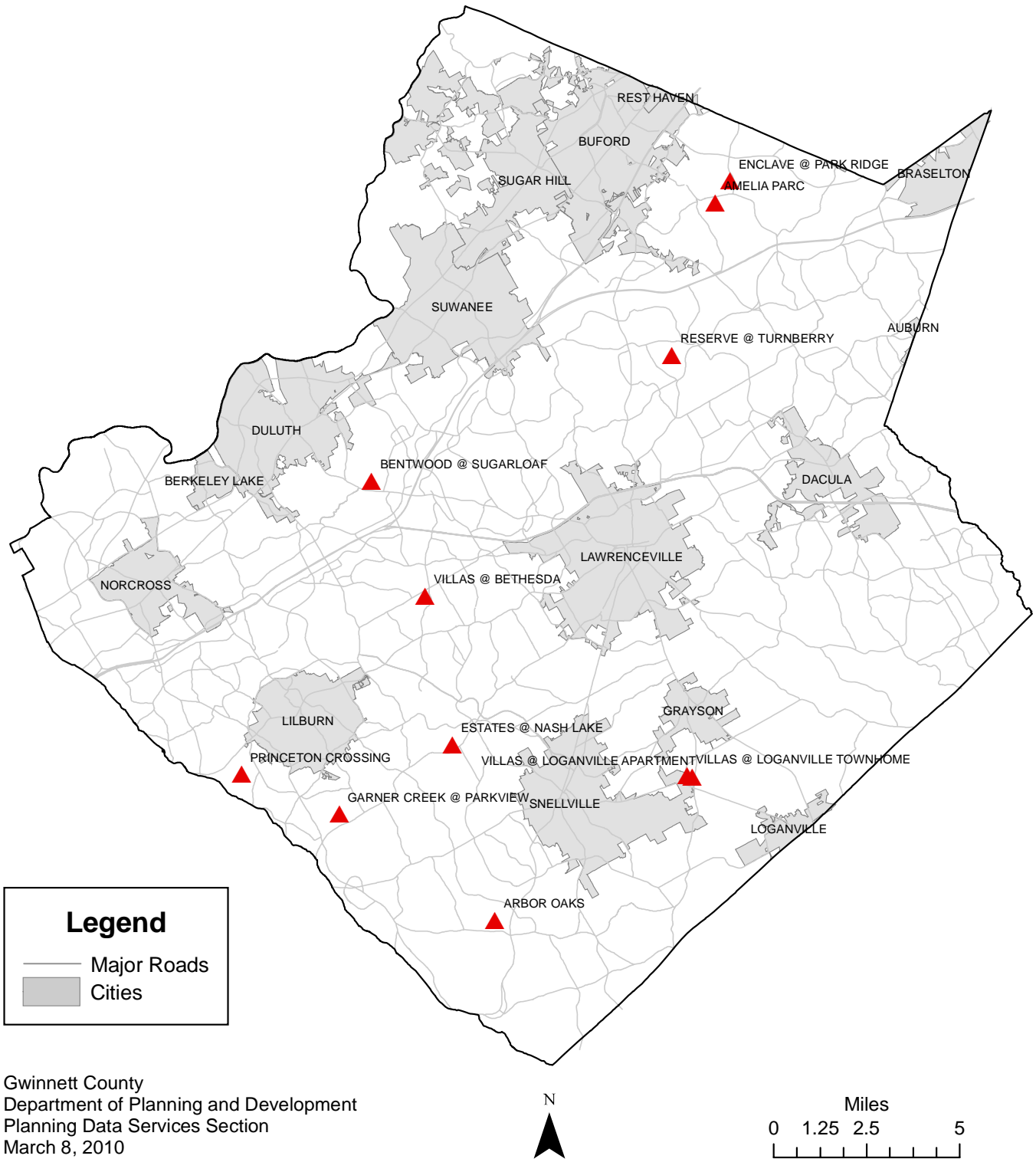


Table 13 lists the most active residential builders in Gwinnett County during 2009. Ten or more residential building permits were issued to these builders or companies. The table lists the number of permits, the average house size, the average building cost, and the single-family subdivisions or multifamily developments that the builder had a significant number of permits.

Table 13
Major Home Builders In 2009

Builder	Building Permits	Average Square Feet	Average Building Cost	Major Subdivisions/Developments (Building Permits Issued)
Almont Homes	19	2,515	\$104,254	Reserve @ Turnberry (16)
Centex Homes	30	2,993	\$124,803	Bentwood at Sugarloaf (26)
DR Horton Homes	48	3,033	\$125,960	Amelia Parc (18), Enclave @ Park Ridge (14)
Meridian Homes	26	2,368	\$98,500	Arbor Oaks (13)
Millcreek Builders	10	3,889	\$160,580	Garner Creek @ Parkview (10)
Morrow Construction	77	NA	NA	Villas @ Loganville Apartments (102 units) , Villas @ Loganville Townhomes (73)
Richardson Housing Group	18	1,821	\$75,168	Oakland Downs (7), Haynescrest (6)
Ryland Group	78	3,026	\$125,249	Princeton Crossing (58), Villas @ Bethesda (10)
Veritas Homes	16	2,464	\$101,658	Misty Brook (9)
Source: Gwinnett County Department of Planning and Development				

4.4 Building Permit Activity by Planning Area

Table 14 presents housing units, square footage and estimated construction costs of the building permits issued in 2009 by planning area while Table 15 presents 2009 residential building permits issued by planning area. With 169 permits or 30 percent of all building permits, the Snellville/Grayson Planning Area experienced the greatest building permit activity. Following was the Lilburn/Southwest Gwinnett Planning Area where 116 building permits or 21 percent of the county's total number of permits were issued. The least number of building permits were issued in the unincorporated sections of the Buford/Sugar Hill Planning Area - 20 building permits or only four 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 Duluth/Suwanee Planning Areas. Similar to Buford/Sugar Hill, the cities of Duluth and Suwanee comprise much of the Duluth/Suwanee Planning Area. In addition, 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
2009 Building Permit Activity by Planning Area

Planning Area	Permits	Housing Units	Square Feet*	Estimated Cost*
1 – Buford/Sugar Hill	20	13	15,199	\$2,835,240
2 – Duluth/Suwanee	43	34	298,544	\$29,595,154
3 – Norcross/Peachtree Corners	24	16	100,160	\$10,645,815
4 – Lilburn/Southwest Gwinnett	116	94	174,851	\$102,318,736
5 – Lawrenceville/Central Gwinnett	91	58	477,775	\$42,974,392
6 – Dacula/East Gwinnett	95	81	66,877	\$14,078,895
7 – Snellville/Grayson	169	258	181,922	\$37,916,299
Gwinnett County	558	554	1,315,328	\$240,364,299
*Total square feet for nonresidential building permits. Estimated cost is for all building permits.				
Source: Gwinnett County Department of Planning and Development				

In 2009, the largest number of housing units – 258 or 47 percent of Gwinnett County's total were permitted in the Snellville/Grayson Planning Area. The Villas at Loganville apartments and townhomes accounted for 181 of these units. The largest amount of nonresidential space was permitted in the Lawrenceville/Central Gwinnett Planning Area – over 477,000 square feet. By far the least amount of nonresidential space – 15,000 square feet was permitted in the Buford/Sugar Hill Planning Area. Again, most of the land area in this planning area is located in the cities of Buford and Sugar Hill so most nonresidential development activity is generally occurring within city limits.

Overall, single-family homes accounted for the largest number and proportion of permitted housing units in Gwinnett during 2009 – 329 or 59 percent. Building permits for single-family housing were issued primarily in three planning areas – Lilburn/Southwest Gwinnett with 78 permits, Dacula/East Gwinnett with 75 units and Snellville/Grayson with 74 permits. Each of these planning areas accounted for approximately or 25 percent of all single-family permits.

Residential development in these areas has primarily been 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 new, nontraditional zoning and land development regulations, these single-family subdivisions are becoming more dense than developments traditionally built in Gwinnett County.

In 2009, the single-family homes permitted in the Norcross/Peachtree Corners Planning Area averaged 3,773 square feet in size - the largest average size in the county. In contrast, the smallest single-family homes were

permitted in the Buford/Sugar Hill Planning Area – averaging 2,575 square feet. As one would expect the larger homes permitted in Norcross/Peachtree Corners also had the highest estimated construction costs - \$156,574 while the estimated building cost of single-family homes in the Buford Sugar Hill Planning Area averaged \$106,788. Overall new single-family homes permitted in Gwinnett County during 2009 averaged 2,987 square feet in size with a building cost of \$123,830.

Multifamily housing units accounted for 217 units or 39 percent of the total number of dwelling units permitted in Gwinnett County during 2009. While multifamily units were built in most of Gwinnett County's planning areas, the majority were permitted in the Snellville/Grayson Gwinnett Planning Area – 217 or 83 percent of Gwinnett County's total number of permitted multifamily units.

Table 15
2009 Residential Building Permits Issued by Planning Area

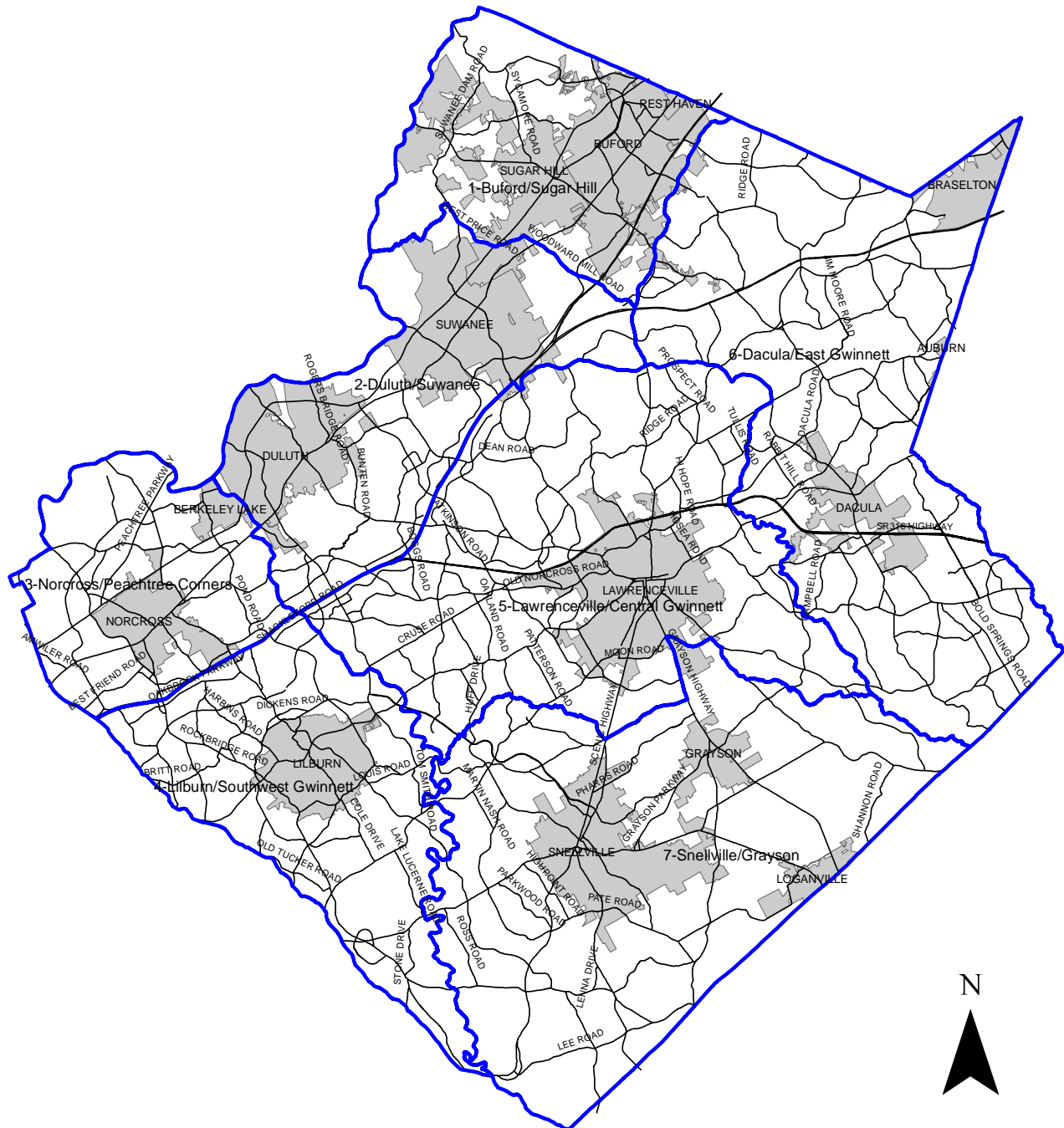
Area	Housing Type	Units	Avg Size	Avg Bldg Cost
1 - Buford/Sugar Hill	Single-family	13	2,575	\$106,788
2 - Duluth/Suwanee	Single-family	30	3,068	\$127,773
	Townhouse	4	1,410	\$58,016
3 - Norcross/Peachtree Corners	Single-family	9	3,773	\$156,574
	Townhouse	7	1,856	\$76,664
4 - Lilburn/Southwest Gwinnett	Mobile Home	4	NA	NA
	Single-family	78	3,176	\$131,324
	Townhouse	12	1,758	\$76,255
5 - Lawrenceville/Central Gwinnett	Mobile Home	1	NA	NA
	Single-family	50	2,722	\$112,655
	Townhouse	7	1,730	\$71,040
6 - Dacula/East Gwinnett	Single-family	75	2,890	\$119,962
	Townhouse	6	1,527	\$63,196
7 - Snellville/Grayson	Apartments	102	NA	NA
	Mobile Home	3	NA	NA
	Single-family	74	3,010	\$124,813
	Townhouse	79	1,628	\$68,087
Gwinnett County	Apartments	102	NA	NA
	Mobile Home	8	NA	NA
	Single-family	329	2,987	\$123,830
	Townhouse	115	1,650	\$69,036
Source: Gwinnett County Department of Planning and Development				

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Appendix

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Gwinnett County Planning Areas

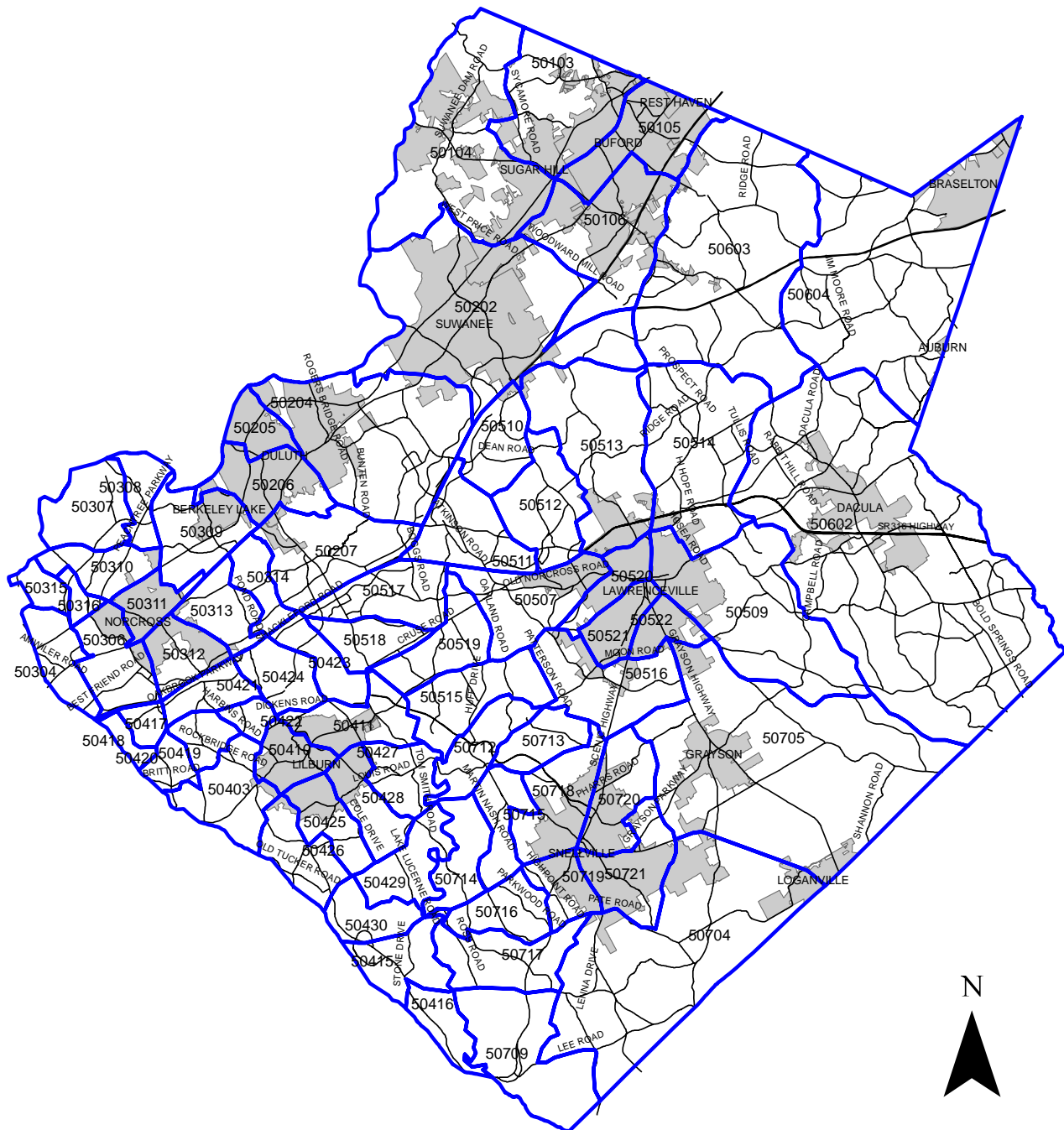


Planning Areas are 1970 Census Tracts

Gwinnett County Department of Planning and Development
 Planning Data Services
 November 14, 2007

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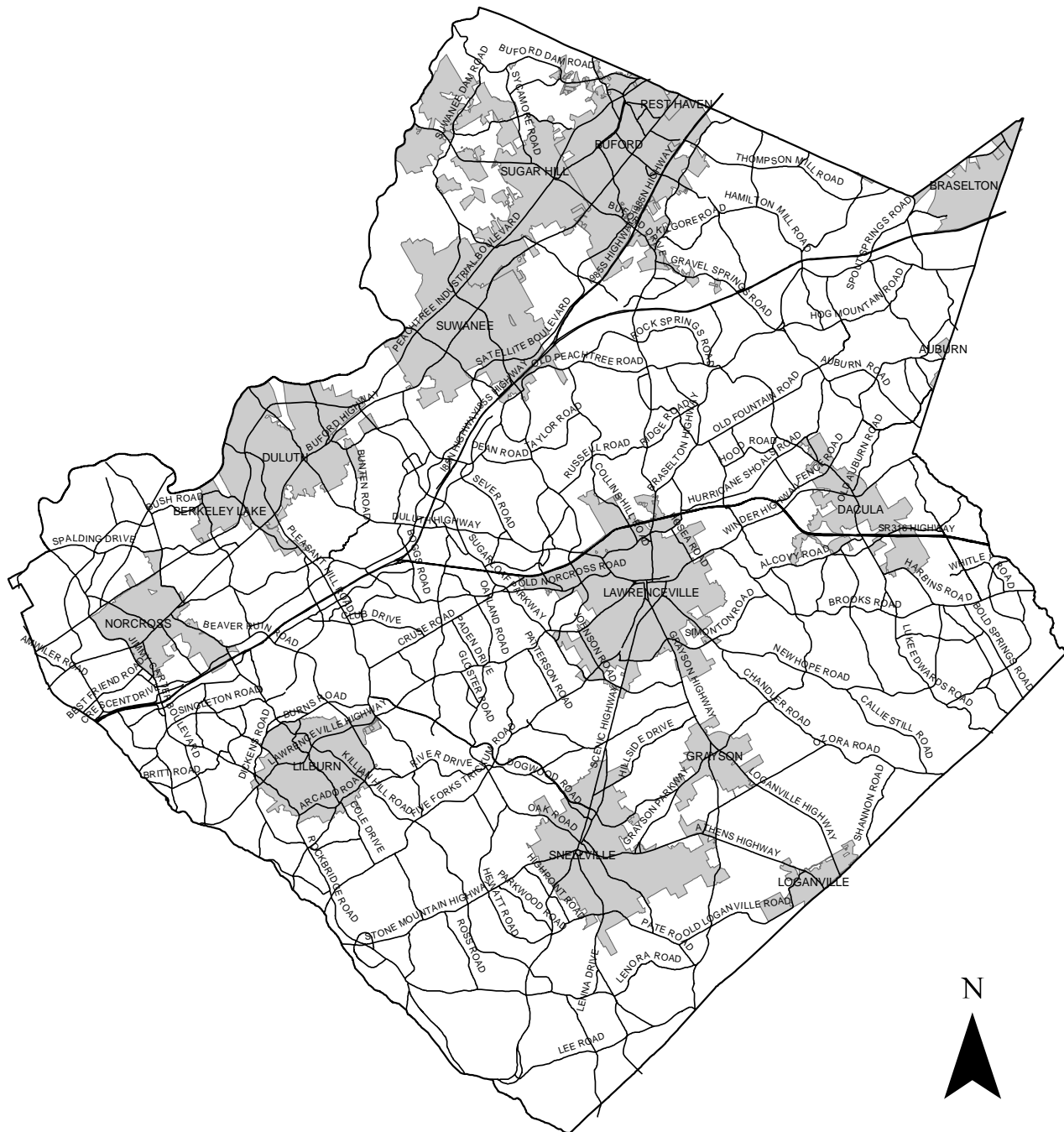
Gwinnett County 2000 Census Tracts



Gwinnett County Department of Planning and Development
Planning Data Services
November 14, 2007

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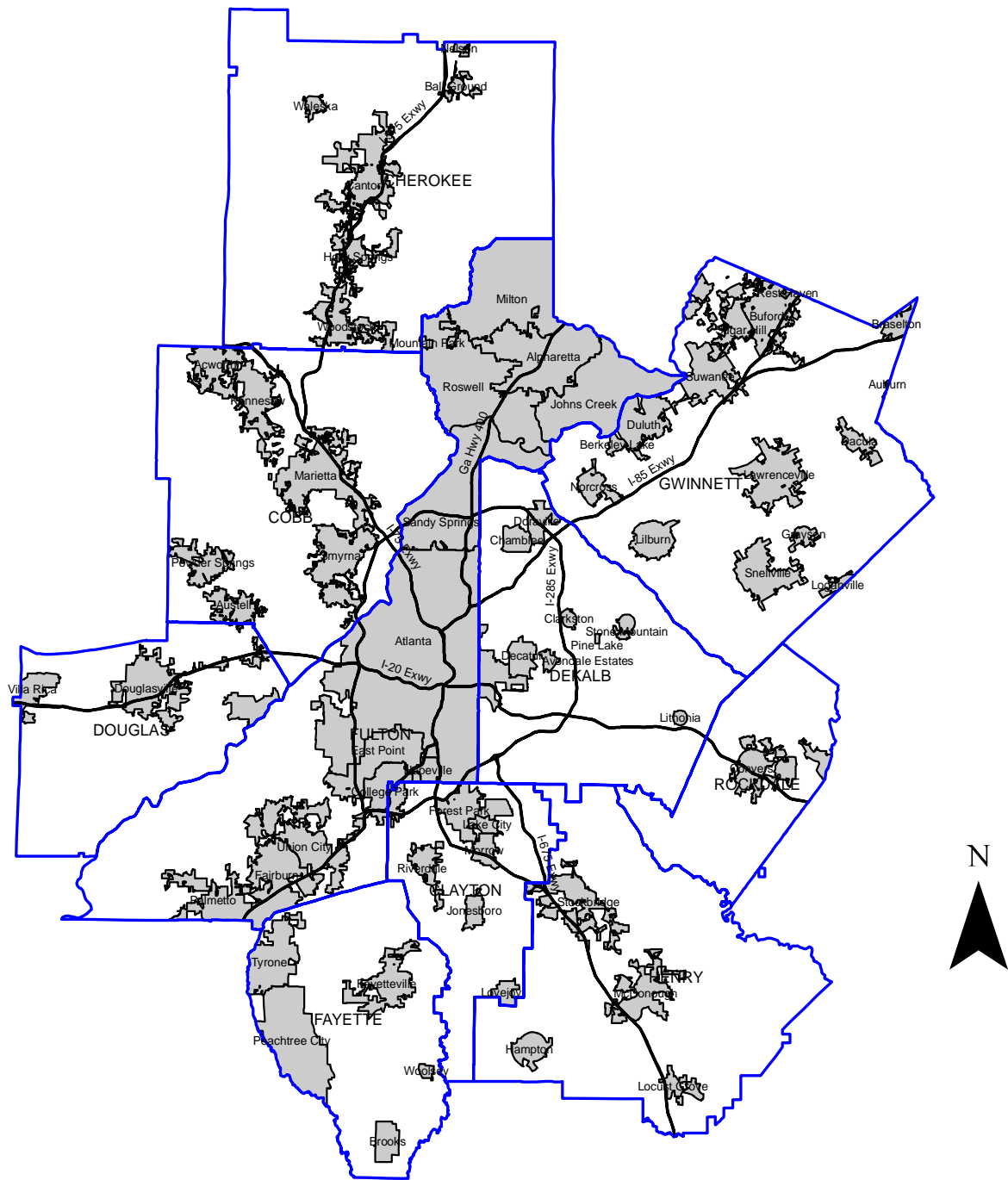
Gwinnett County Municipalities



Gwinnett County Department of Planning and Development
 Planning Data Services
 November 14, 2007

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Atlanta Region



Ten-county Atlanta Region as defined by the Atlanta Regional Commission

Gwinnett County Department of Planning and Development
 Planning Data Services
 November 14, 2007

0 2.5 5 10 Miles

Gwinnett County Department of Planning and Development

Current Planning Case Activity Report

Case Number: RZC2009-00001

Status: DENIED WITHOUT PREJUDICE

Status Date: 9/22/2009

Original Zoning: RM-6

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: STRATEGIC REALTY GROUP LLC

Address: 1134 SCENIC HIGHWAY

Map Reference Number: 5086 013 Commission District: 4

Acres: 9.54 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 51800

Proposed Use: COMMERCIAL/RETAIL USES

Case Number: RZC2009-00002

Status: DENIED WITHOUT PREJUDICE

Status Date: 12/2/2008

Original Zoning: C-1

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: MAHAFFEY, PICKENS, TUCKER LLP

Address: 0759 BRASELTON HIGHWAY

Map Reference Number: 7027 010 Commission District: 4

Acres: 1.07 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 7291

Proposed Use: COMMERCIAL/RETAIL USES

Case Number: RZC2009-00003

Status: APPROVED WITH CONDITIONS

Status Date: 2/3/2009

Original Zoning: M-1

Proposed Zoning: M-2

Approved Zoning: M-2

Comments:

Applicant: MAHAFFEY PICKENS TUCKER, LLP

Address: 4400 SHACKLEFORD ROAD

Map Reference Number: 6210 010 Commission District: 1

Acres: 9.04 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 40000

Proposed Use: SOLID WASTE TRANSFER STATION

Case Number: RZC2009-00004

Status: WITHDRAWN

Status Date: 1/27/2009

Original Zoning: RA-200

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: PAC DEVELOPMENT GROUP LLC

Address: 2766 HAMILTON MILL ROAD

Map Reference Number: 1001 053 Commission District: 4

Acres: 0.92 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 6500

Proposed Use: COMMERCIAL/RETAIL USES

Case Number: RZC2009-00005

Status: APPROVED WITH CONDITIONS

Status Date: 2/3/2009

Original Zoning: O-I

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: RBS DEVELOPMENT LLC

Address: 2400 BUFORD DRIVE

Map Reference Number: 7132 002 Commission District: 4

Acres: 10.26 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 47300

Proposed Use: COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00006

Status: APPROVED WITH CONDITIONS

Status Date: 1/27/2009

Original Zoning: R-100

Proposed Zoning: M-1

Approved Zoning: M-1

Comments:

Applicant: FRANK HARRIS

Address: 0000 LOGANVILLE HIGHWAY

Map Reference Number: 4272 002 Commission District: 3

Acres: 25.83 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 46580

Proposed Use: MINI-WAREHOUSE STORAGE FACILITY WITH OUTDOOR BOAT/RV STORAGE (REDUCTION IN BUFFERS)

Case Number: RZC2009-00007

Status: DENIED

Status Date: 1/27/2009

Original Zoning: O-I

Proposed Zoning: C-1

Approved Zoning: NA

Comments:

Applicant: STEPHEN KUTNER

Address: 1473 SCENIC HIGHWAY

Map Reference Number: 5074 296 Commission District: 3

Acres: 0.417 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 1392

Proposed Use: COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00008

Status: DENIED

Status Date: 1/27/2009

Original Zoning: R-75

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: JAMES E. JENKINS

Address: 0102 GLOSTER ROAD

Map Reference Number: 5018 050 Commission District: 4

Acres: 1.18 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 1972

Proposed Use: CONTRACTOR'S OFFICE (REDUCTION IN BUFFERS)

Case Number: RZC2009-00009

Status: APPROVED WITH CONDITIONS

Status Date: 1/27/2009

Original Zoning: R-100

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: DANIEL D. LEE

Address: 0000 OLD PEACHTREE ROAD

Map Reference Number: 7156 007 Commission District: 1

Acres: 0.6 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 12000

Proposed Use: COMMERCIAL/RETAIL USES

Case Number: RZC2009-00010

Status: DENIED

Status Date: 1/27/2009

Original Zoning: R-100

Proposed Zoning: C-1

Approved Zoning: NA

Comments:

Applicant: JUDITH & SYNDEY SMALL

Address: 3147 BETHANY CHURCH ROAD

Map Reference Number: 6030 023 Commission District: 3

Acres: 1.14 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 1600

Proposed Use: DAYCARE CENTER (REDUCTION IN BUFFERS)

Case Number: RZC2009-00011

Status: APPROVED WITH CONDITIONS

Status Date: 1/27/2009

Original Zoning: R-100

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: STREET SMARTS

Address: 2019 PUCKETTS DRIVE

Map Reference Number: 6062 239 Commission District: 3

Acres: 0.85 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 14088

Proposed Use: BUILDING CONTRACTOR'S OFFICE (REDUCTION IN BUFFERS)

Case Number: RZC2009-00012

Status: WITHDRAWN

Status Date: 1/27/2009

Original Zoning: M-1

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: ACME AMERICAN, LLC

Address: 1264 BEAVER RUIN ROAD

Map Reference Number: 6184 268 Commission District: 1

Acres: 0.75 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 2832

Proposed Use: COMMERCIAL/RETAIL USES - JEWELRY STORE

Case Number: RZC2009-00013

Status: DENIED

Status Date: 4/28/2009

Original Zoning: RM

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: CURT THOMPSON

Address: 0600 LAWRENCEVILLE-SUWANEE ROAD

Map Reference Number: 7032 020 Commission District: 1

Acres: 1.183 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 8000

Proposed Use: COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00014

Status: APPROVED WITH CONDITIONS

Status Date: 4/28/2009

Original Zoning: R-75

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: SILVANA ENDRAOS

Address: 2259 LAWRENCEVILLE HIGHWAY

Map Reference Number: 5047 007 Commission District: 4

Acres: 4.57 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 2169

Proposed Use: LANDSCAPE CONTRACTING BUISNESS (REDUCTION IN BUFFERS)

Case Number: RZC2009-00015

Status: APPROVED WITH CONDITIONS

Status Date: 4/28/2009

Original Zoning: C-1

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: BERNARD ROBERTSON

Address: 0000 PLEASANT HILL ROAD

Map Reference Number: 6151 054 Commission District: 2

Acres: 1.33 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 10000

Proposed Use: AUTOMOBILE SERVICE (REDUCTION IN BUFFERS)

Case Number: RZC2009-00016

Status: APPROVED WITH CONDITIONS

Status Date: 12/15/2009

Original Zoning: C-1, RMD, RM

Proposed Zoning: C-1

Approved Zoning: C-1

Comments:

Applicant: DARUS SALAM, INC.

Address: 0000 CRUSE ROAD

Map Reference Number: 6154 014 Commission District: 4

Acres: 3.84 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 33600

Proposed Use: CHURCH AND COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00017

Status: DENIED WITHOUT PREJUDICE
Status Date: 4/28/2009
Original Zoning: M-1
Proposed Zoning: M-2
Approved Zoning: NA
Comments:

Applicant: INLAND, LLC
Address: 1700 CEDARS ROAD
Map Reference Number: 5210 063 Commission District: 4
Acres: 3.88 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 58000
Proposed Use: SOLID WASTE TRANSFER STATION

Case Number: RZC2009-00018

Status: DENIED WITHOUT PREJUDICE
Status Date: 4/28/2009
Original Zoning: R-100
Proposed Zoning: C-1
Approved Zoning: NA
Comments:

Applicant: TILAK RAJ SHARMA
Address: 3500 CENTERVILLE HIGHWAY
Map Reference Number: 4348 030 Commission District: 3
Acres: 3.624 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 12000
Proposed Use: COMMERCIAL/RETAIL USES

Case Number: RZC2009-00019

Status: DENIED WITHOUT PREJUDICE
Status Date: 5/26/2009
Original Zoning: R-100
Proposed Zoning: C-2
Approved Zoning: NA
Comments:

Applicant: MYRON BAYNES
Address: 5300 SUGARLOAF PARKWAY
Map Reference Number: 7043 007 Commission District: 1
Acres: 3.58 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 2649
Proposed Use: REAL ESTATE OFFICE (REDUCTION IN BUFFERS)

Case Number: RZC2009-00020

Status: DENIED WITHOUT PREJUDICE
Status Date: 8/18/2009
Original Zoning: R-75
Proposed Zoning: O-I
Approved Zoning: NA
Comments:

Applicant: PANG CHA GENTRY
Address: 4993 WEST PRICE ROAD
Map Reference Number: 7288 022 Commission District: 4
Acres: 2.07 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 2600
Proposed Use: DAYCARE CENTER (REDUCTION IN BUFFERS)

Case Number: RZC2009-00021

Status: APPROVED WITH CONDITIONS

Status Date: 11/17/2009

Original Zoning: RA-200

Proposed Zoning: O-I

Approved Zoning: O-I

Comments:

Applicant: ESTATE OF GARLAND B. DARRACOTT

Address: 3030 HAMILTON MILL ROAD

Map Reference Number: 1001 132 Commission District: 4

Acres: 10 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 124750

Proposed Use: OFFICE USES

Case Number: RZC2009-00022

Status: APPROVED WITH CONDITIONS

Status Date: 8/25/2009

Original Zoning: C-2, RM-10

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: CARL (SKIP) CAIN

Address: 0000 BOGGS ROAD

Map Reference Number: 7040 001 Commission District: 1

Acres: 19.858 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 38888

Proposed Use: COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00023

Status: APPROVED WITH CONDITIONS

Status Date: 6/23/2009

Original Zoning: R-100

Proposed Zoning: C-1

Approved Zoning: C-1

Comments:

Applicant: RONALD BARNES

Address: 2339 MEADOW CHURCH ROAD

Map Reference Number: 7117 056 Commission District: 1

Acres: 0.45 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 1850

Proposed Use: COMMERCIAL/RETAIL USES (ANTIQUE STORE)

Case Number: RZC2009-00024

Status: DENIED

Status Date: 7/28/2009

Original Zoning: R-100

Proposed Zoning: O-I

Approved Zoning: NA

Comments:

Applicant: BARBARA COLLINS

Address: 3800 CENTERVILLE HIGHWAY

Map Reference Number: 6013 297 Commission District: 3

Acres: 0.52 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 1205

Proposed Use: OFFICE USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00025

Status: APPROVED WITH CONDITIONS

Status Date: 8/25/2009

Original Zoning: O-I

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: HALLMARK DEVELOPERS, INC.

Address: 0000 BUFORD DRIVE/TECH CENTER PARKWAY

Map Reference Number: 7132 003 Commission District: 4

Acres: 2.94 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 22520

Proposed Use: COMMERCIAL/RETAIL USES

Case Number: RZC2009-00026

Status: DENIED

Status Date: 8/25/2009

Original Zoning: R-100

Proposed Zoning: O-I

Approved Zoning: NA

Comments:

Applicant: SUGARLOAF ASSISTED LIVING INC

Address: 3500 MEADOW CHURCH ROAD

Map Reference Number: 7121 013 Commission District: 1

Acres: 7.68 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 15000

Proposed Use: ASSISTED LIVING FACILITY AND MEDICAL OFFICES

Case Number: RZC2009-00027

Status: DENIED

Status Date: 12/15/2009

Original Zoning: RA-200

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: TIM HILL

Address: 3797 THOMPSON MILL ROAD

Map Reference Number: 1004 045 Commission District: 4

Acres: 1.16 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 3200

Proposed Use: COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00028

Status: WITHDRAWN

Status Date: 10/27/2009

Original Zoning: R-75

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: SILVER SPRINGS COMMUNITIES

Address: 0000 BETHESDA CHURCH ROAD

Map Reference Number: 6127 063 Commission District: 4

Acres: 1.94 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 9100

Proposed Use: CONVENIENCE STORE

Case Number: RZC2009-00029

Status: APPROVED WITH CONDITIONS

Status Date: 8/25/2009

Original Zoning: M-1

Proposed Zoning: M-2

Approved Zoning: M-1

Comments: APPROVED WITH CONDITIONS AS M-1 WITH A
SUP

Applicant: WES TURNER

Address: 3025 JONES MILL ROAD

Map Reference Number: 6275 028 Commission District: 2

Acres: 11.31 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 25000

Proposed Use: RECOVERED MATERIALS PROCESSING FACILITY

Case Number: RZC2009-00030

Status: APPROVED WITH CONDITIONS

Status Date: 10/27/2009

Original Zoning: C-1, R-100

Proposed Zoning: C-1

Approved Zoning: C-1

Comments:

Applicant: ROBERT P. WILSON

Address: 5314 LILBURN-STONE MOUNTAIN ROAD

Map Reference Number: 6099 193 Commission District: 2

Acres: 1.3 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 5770

Proposed Use: COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00031

Status: WITHDRAWN

Status Date: 9/22/2009

Original Zoning: C-2

Proposed Zoning: M-1

Approved Zoning: NA

Comments:

Applicant: TECHNICAL EDUCATION SERVICES INC

Address: 2025 SATELLITE POINT

Map Reference Number: 6209 025 Commission District: 1

Acres: 15.83 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 101411

Proposed Use: VOCATIONAL/TRADE SCHOOL

Case Number: RZC2009-00032

Status: WITHDRAWN

Status Date: 9/22/2009

Original Zoning: C-2, RM

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: W. H. BRITT

Address: 1050 COOPER ROAD

Map Reference Number: 5101 027 Commission District: 3

Acres: 1.729 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 14000

Proposed Use: AUTOMOBILE SERVICE

Case Number: RZC2009-00033

Status: APPROVED WITH CONDITIONS

Status Date: 10/27/2009

Original Zoning: C-1

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: EKC PROPERTIES, LLC

Address: 3907 BURNS ROAD

Map Reference Number: 6150 180 Commission District: 2

Acres: 2.45 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 17542

Proposed Use: COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)

Case Number: RZC2009-00034

Status: DENIED

Status Date: 10/27/2009

Original Zoning: R-60

Proposed Zoning: O-I

Approved Zoning: NA

Comments:

Applicant: AMGD K. IBRAHEEM

Address: 4380 STEVE REYNOLDS BOULEVARD

Map Reference Number: 6184156 Commission District: 1

Acres: 0.35 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 1600

Proposed Use: OFFICE USES

Case Number: RZC2009-00035

Status: APPROVED WITH CONDITIONS

Status Date: 2/23/2010

Original Zoning: RA-200

Proposed Zoning: O-I

Approved Zoning: O-I

Comments:

Applicant: ROBERT BOWMAN, SR.

Address: 3780 SARDIS CHURCH ROAD

Map Reference Number: 1001 450 Commission District: 4

Acres: 15.02 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 64000

Proposed Use: OFFICE USES

Case Number: RZC2009-00036

Status: APPROVED WITH CONDITIONS

Status Date: 12/15/2009

Original Zoning: C-2

Proposed Zoning: M-1

Approved Zoning: M-1

Comments:

Applicant: TECHNICAL EDUCATION SERVICES, INC.

Address: 2025 SATELLITE POINTE

Map Reference Number: 6209 025 Commission District: 1

Acres: 15.83 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 101411

Proposed Use: VOCATIONAL/TRADE SCHOOL

Case Number: RZC2009-00037

Status: DENIED

Status Date: 12/15/2009

Original Zoning: R-100

Proposed Zoning: O-I

Approved Zoning: NA

Comments:

Applicant: MARLYN CHRISTIANI

Address: 1538 KILLIAN HILL ROAD

Map Reference Number: 6072 123 Commission District: 3

Acres: 2.09 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 3000

Proposed Use: PERSONAL CARE HOME (REDUCTION IN BUFFERS)

Case Number: RZC2009-00038

Status: WITHDRAWN

Status Date: 11/17/2009

Original Zoning: O-I, RA-200

Proposed Zoning: C-2

Approved Zoning: NA

Comments:

Applicant: JKS COMMERCIAL, LLC

Address: 2825 HAMILTON MILL ROAD

Map Reference Number: 1001 430 Commission District: 4

Acres: 4.02 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 38000

Proposed Use: GROCERY STORE

Case Number: RZC2009-00039

Status: APPROVED WITH CONDITIONS

Status Date: 12/15/2009

Original Zoning: C-1

Proposed Zoning: C-2

Approved Zoning: C-1

Comments: WITH SUP

Applicant: NISHI SHARMA

Address: 3750 LENORA CHURCH ROAD

Map Reference Number: 5002 012 Commission District: 3

Acres: 4.95 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 6600

Proposed Use: COMMERCIAL/RETAIL USES

Case Number: RZC2009-00040

Status: APPROVED WITH CONDITIONS

Status Date: 12/15/2009

Original Zoning: RA-200

Proposed Zoning: C-2

Approved Zoning: C-2

Comments:

Applicant: HEATING AND AIR, LLC

Address: 4965 BRASELTON HIGHWAY

Map Reference Number: 3004 066 Commission District: 4

Acres: 6.78 Proposed Units: 0 Approved Units: 0 Proposed SqFt: 2265

Proposed Use: CONTRACTORS OFFICE (REDUCTION IN BUFFERS)

Case Number: RZM2009-00001

Status: APPROVED WITH CONDITIONS

Status Date: 9/22/2009

Original Zoning: R-60

Proposed Zoning: R-TH

Approved Zoning: R-60

Comments:

Applicant: T & B LLC

Address: 0000 OLD PEACHTREE ROAD

Map Reference Number: 7104 006A Commission District: 4

Acres: 25.38 Proposed Units: 163 Approved Units: 66 Proposed SqFt: 0

Proposed Use: TOWNHOMES

Case Number: RZM2009-00002

Status: TBL TO 8-24-10

Status Date: 8/24/2010

Original Zoning: O-I

Proposed Zoning: RM-8

Approved Zoning: TBL TO 8-24-10

Comments:

Applicant: SILVER SPRINGS COMMUNITIES

Address: 200 BETHESDA CHURCH ROAD

Map Reference Number: 6128 267 Commission District: 4

Acres: 29.41 Proposed Units: 205 Approved Units: Proposed SqFt: 0

Proposed Use: SENIOR HOUSING

Case Number: RZR2009-00001

Status: APPROVED WITH CONDITIONS

Status Date: 3/24/2009

Original Zoning: R-75, RA-200

Proposed Zoning: R-ZT

Approved Zoning: R-ZT

Comments:

Applicant: FOREST VALLEY HOMES, LLC

Address: 6500 SAGE STREET

Map Reference Number: 6245 103 Commission District: 2

Acres: 0.332 Proposed Units: 2 Approved Units: 2 Proposed SqFt: 0

Proposed Use: SINGLE-FAMILY SUBDIVISION - TWO UNITS (REDUCTION IN BUFFERS)

Case Number: RZR2009-00002

Status: APPROVED WITH CONDITIONS

Status Date: 4/28/2009

Original Zoning: O-I

Proposed Zoning: R-75

Approved Zoning: R-75

Comments:

Applicant: KEITH R COMPTON

Address: 4200 WESTBROOK ROAD

Map Reference Number: 7255 029 Commission District: 1

Acres: 2.12 Proposed Units: 1 Approved Units: 1 Proposed SqFt: 2400

Proposed Use: SINGLE-FAMILY RESIDENCE

Case Number: RZR2009-00003

Status: DENIED

Status Date: 7/28/2009

Original Zoning: O-I

Proposed Zoning: R-100

Approved Zoning: NA

Comments:

Applicant: ASGAR HOSSAIN

Address: 5128 SOUTH OLD PEACHTREE ROAD

Map Reference Number: 6286 028 Commission District: 2

Acres: 0.61 Proposed Units: 1 Approved Units: 0 Proposed SqFt: 0

Proposed Use: SINGLE FAMILY RESIDENCE

Gwinnett County Department of Planning and Development

Development Permits

Report Name: Report_Dev_Permit_List

Report Date: 1/14/2010 2:33:39 PM

Permit Number	Date Issued	Subdivision/Project	Type	Location	PIN	Acres	Units	Square Feet	Census Tract
CDP2006-00333	8/3/2009	R & C AUTOMOTIVE CAR DEALERSHIP	COMMERCIAL	2993 DULUTH INDUSTRIAL WAY (DUL)	6260 023	0.7	0	2,137	502.07
CDP2007-00030	4/20/2009	U-HAUL OVERFLOW PARKING LOT	COMMERCIAL	1286 PLEASANT HILL ROAD (LAW)	6182 042	0.8	0	0	505.18
CDP2007-00290	3/24/2009	ALCOVY INDUSTRIAL WAREHOUSE FA	COMMERCIAL	0145 ALCOVY INDUSTRIAL BOULEVARD NE	5242 023	3.9	0	30,000	505.09
CDP2007-00295	6/1/2009	DUNCAN CREEK STATION	COMMERCIAL	3590 BRASELTON HIGHWAY (DAC)	3002 035	2.1	0	105,798	506.04
CDP2007-00321	5/22/2009	UNGA PLAZA	COMMERCIAL	1205 OLD PEACHTREE ROAD (DUL)	7156 006	1.0	0	15,000	502.04
CDP2008-00067	1/14/2009	GRAYSON PAVILION	COMMERCIAL	1365 GRAYSON HIGHWAY (LAW)	5138 010A	3.7	0	0	505.16
CDP2008-00093	8/10/2009	NEW MERCIES CHRISTIAN CHURCH	CHURCH	4000 FIVE FORKS TRICKUM ROAD (LIL)	6090 031	3.1	0	0	504.29
CDP2008-00094	3/18/2009	SATELLITE PLACE BLDG 2000	COMMERCIAL	2405 COMMERCE AVENUE (DUL)	6233 017	3.1	0	0	502.07
CDP2008-00121	6/9/2009	HAMILTON CROSSROADS	COMMERCIAL	2583 HAMILTON MILL ROAD (TR 1 PHASE	1001 631	1.5	0	0	506.04
CDP2008-00135	2/17/2009	GREENVIEW MADANI CENTER INC	COMMERCIAL	3496 GREENVIEW DRIVE (LAW)	6181 044	1.1	0	2,480	505.18
CDP2008-00137	1/27/2009	FIRST INTERCONTINENTAL BANK	COMMERCIAL	2230 PLEASANT HILL ROAD (DUL)	6232 005	0.2	0	613	502.07
CDP2008-00138	7/16/2009	HAMILTON MILL UNITED METHODIST	CHURCH	3950 HOG MOUNTIAN ROAD (DAC)	3003 146	10.4	0	0	506.04
CDP2008-00147	1/23/2009	FREEMAN'S MILL PARK	GOVERNMENT	1456 ALCOVY ROAD (LAW)	5237 001	6.2	0	1,136	506.02
CDP2008-00149	2/9/2009	GREENVIEW MADANI CENTER	COMMERCIAL	3455 GREENVIEW DRIVE (LAW)	6181 034	1.7	0	0	505.18
CDP2008-00155	4/16/2009	VILLAGES AT HAMILTON MILL	COMMERCIAL	2055 HAMILTON CREEK PARKWAY (DAC)	3002A431	1.1	0	17,140	506.04
CDP2008-00160	2/27/2009	FIVE FORKS TRICKUM SHELL	COMMERCIAL	5414 FIVE FORKS TRICKUM ROAD (LIL)	6079 208	1.7	0	0	504.30
CDP2008-00161	2/2/2009	MOUNTAIN EAST	COMMERCIAL	2135 WEST PARK PLACE BOULEVARD (SM)	6060 064	1.8	0	4,997	504.15
CDP2008-00174	1/28/2009	HWY 20 AT ALLEN DRIVE	SINGLE-FAMILY	1080 BUFORD DRICE (LAW)	7028 010	0.4	0	0	505.13
CDP2008-00178	1/26/2009	IDDL GEORGIE CONCRETE CONSTR	INDUSTRIAL	2810 SIMPSON CIRCLE (NOR)	6258 265	1.4	0	11,010	503.14
CDP2008-00181	1/15/2009	SHANNON WAY	GOVERNMENT	0789 NE SHANNON WAY (LAW)	5048 136	2.0	0	0	505.19
CDP2008-00184	2/13/2009	RACETRAC FACILITY #875	COMMERCIAL	1385 GRAYSON HIGHWAY (LAW)	5138 010B	1.5	0	5,020	505.16
CDP2008-00185	7/1/2009	AZTEC STONE VILLAGE	COMMERCIAL	5046 NE BUFORD HIGHWAY (NOR)	6257 003A	7.9	0	22,700	503.09
CDP2008-00187	3/13/2009	GWINNETT ENVIRONMENTAL & HERITAGE CENTER	GOVERNMENT	2020 CLEAN WATER DRIVE NE (BUF)	7190 005	1.9	0	4,027	501.06
CDP2008-00190	12/15/2009	LINDSAY, CORAL XPL	OTHER-UTILITY	2920 ROSS ROAD	6037 005	0.2	0	0	507.17
CDP2008-00194	2/10/2009	2279 LAWRENCEVILLE HWY	COMMERCIAL	2279 LAWRENCEVILLE HIGHWAY (LAW)	5047 099	0.5	0	0	505.07
CDP2008-00196	5/27/2009	4125 UNIVERSITY PARKWAY	INDUSTRIAL	4125 UNIVERSITY PARKWAY (DAC)	5242 014	6.1	0	0	506.02

Permit Number	Date Issued	Subdivision/Project	Type	Location	PIN	Acres	Units	Square Feet	Census Tract
CDP2008-00197	4/1/2009	DANBURY CREEK BANK	SINGLE-FAMILY	6405 VAN EYCK DRIVE (NOR)	6194 234	0.6	0	0	504.17
CDP2008-00198	3/12/2009	MCDONALDS	RESTAURANT	6165 MCDONOUGH DRIVE (NOR)	6195 114	1.2	0	3,874	504.17
CDP2008-00200	1/30/2009	RABBIT HILL PARK	GOVERNMENT	0400 RABBIT HILL ROAD	5272 020	13.6	0	2,900	506.02
CDP2008-00201	1/26/2009	CITGO	COMMERCIAL	4970 JIMY CARTER BOULEVARD (NOR)	6169 008	0.1	0	612	504.20
CDP2008-00202	1/14/2009	ARENA TAVERN	RESTAURANT	2000 SATELLITE BOULEVARD (DUL)	7115 029	0.1	0	0	502.04
CDP2008-00203	4/24/2009	ALL NATIONS 7TH DAY ADV CHURCH	CHURCH	4352 BURNS ROAD (LIL)	6158 005A	1.3	0	3,800	504.11
CDP2008-00204	3/2/2009	NORTH GA FAMILY & COSMETIC DEN	COMMERCIAL	1561 BUFORD DRIVE (LA)	7065 278	1.0	0	2,081	505.14
CDP2008-00205	8/20/2009	COVENANT PRESBYTERIAN CHURCH	CHURCH	1420 ROCK SPRINGS ROAD (BUF)	7146 008	6.7	0	3,387	506.03
CDP2008-00207	1/29/2009	LEGACY ACADEMY	COMMERCIAL	5558 SUWANEE DAM ROAD (BUF)	7318 047	2.1	0	12,400	501.04
CDP2008-00208	6/4/2009	GST TRUCKING	INDUSTRIAL	3535 BEST FRIEND ROAD (DOR)	6220 005	2.3	0	1,800	503.04
CDP2008-00209	1/29/2009	R2B2 MOTORS	COMMERCIAL	3265 COMMERCE AVENUE (DUL)	6206 013	1.0	0	19,525	502.07
CDP2009-00001	1/12/2009	EAGLE POINT LANDING	OTHER-UTILITY	0000 LEE ROAD (SNL)	4347 060	0.4	0	0	507.02
CDP2009-00003	1/26/2009	QUALITY POURED FOUNDATIONS	INDUSTRIAL	0075 BOULDERBROOK CIRCLE (LAW)	5210 025	0.0	0	0	505.03
CDP2009-00004	2/5/2009	SCIENTIFIC ATLANTA (OAKLAND RD)	INDUSTRIAL	1100 OAKLAND ROAD (LAW)	7037 001C	0.5	0	0	505.07
CDP2009-00005	4/23/2009	ST JOHN NEUMANN CATHOLIC CHURCH	CHURCH	0801 TOM SMITH ROAD (LIL)	6103 003	1.7	0	30,800	504.27
CDP2009-00007	1/29/2009	NORCROSS ELEMENTARY SCHOOL IMP	GOVERNMENT	0150 NE BORN STREET (NOR)	6255 069	0.9	0	0	503.11
CDP2009-00008	7/1/2009	RONALD REGAN PARK SW BMP	GOVERNMENT	2759 FIVE FORKS TRICKUM ROAD (LAW)	5012 006	2.5	0	0	507.12
CDP2009-00009	11/19/2009	ROSEBUD MISSIONARY BAPTIST CHURCH	CHURCH	1816 KNIGHT CIRCLE (LOG)	4273 013	0.9	0	5,130	507.04
CDP2009-00010	3/17/2009	METRO CITY BANK	COMMERCIAL	3725 OLD NORCROSS ROAD (DUL)	6231 138	0.1	0	192	502.07
CDP2009-00011	2/23/2009	MOUNTAIN VIEW VILLAGE S/C	COMMERCIAL	4002 STONE MOUNTAIN HIGHWAY (SNL)	6054 004	0.1	0	28	507.16
CDP2009-00012	6/15/2009	GWINNETT SENIOR SERVICE CENTER	GOVERNMENT	0567 SWANSON DRIVE (LAW)	7012 030A	6.5	0	8,186	505.14
CDP2009-00013	4/10/2009	CELIAS GROCERY STORE	COMMERCIAL	4664 JIMMY CARTER BOULEVARD (NOR)	6164 243	0.1	0	0	504.20
CDP2009-00016	4/8/2009	GEORGIA OILMENS ASSOCIATION	INDUSTRIAL	0000 SPECTRUM DRIVE (LAW)	7073 041	0.4	0	0	505.11
CDP2009-00018	3/26/2009	RIVERMOORE PARK	OTHER-CLUBHOUSE	4720 MEADOW PARK LANE (SUW)	7279 001	0.0	0	283	502.02
CDP2009-00019	5/5/2009	GWINNETT CO FUELING (CRUSE)	GOVERNMENT	1801 CRUSE ROAD (LAW)	7036 072	0.2	0	1,149	505.07
CDP2009-00020	6/11/2009	MULBERRY BAPTIST CHURCH	CHURCH	5970 THOMPSON MILL ROAD (BRA)	3006 008	0.5	0	3,080	506.04
CDP2009-00021	8/27/2009	BLAZE RECYCLING	INDUSTRIAL	1882 MITCHELL ROAD (NOR)	6214 003	0.7	0	0	503.12
CDP2009-00024	3/25/2009	ACCU CAR EXPO	COMMERCIAL	7100 BUFORD HIGHWAY (DOR)	6247 382	0.1	0	0	503.04
CDP2009-00025	3/30/2009	VILLAS AT LOGANVILLE TOWNHOME	OTHER-REC AREA	2000 ROSEBUD COURT AVENUE SW	5101 008A	0.7	0	2,938	507.05
CDP2009-00026	6/4/2009	GOODWILL HAMILTON MILL	COMMERCIAL	3295 SARDIS CHURCH ROAD (BUF)	1001 784	2.9	0	27,397	506.03

Permit Number	Date Issued	Subdivision/Project	Type	Location	PIN	Acres	Units	Square Feet	Census Tract
CDP2009-00027	4/22/2009	YERKES NATIONAL PRIMATE RESEARCH	INSTITUTIONAL	2409 TAYLOR LANE (SUW)	7129 004	0.7	0	5,234	505.13
CDP2009-00028	5/28/2009	BOCA GRANDE FOODS	INDUSTRIAL	3245 BERKELEY LAKE ROAD (NOR)	6267 050	0.0	0	0	503.09
CDP2009-00031	7/2/2009	KOREAN COMMUNITY PRESBYTERIAN CHURCH		2534 DULUTH HIGHWAY (DUL)	7119 007	1.1	0	0	502.02
CDP2009-00033	8/3/2009	CITY OF LAWRENCEVILLE RAW WATER	GOVERNMENT	0458 PARC RIVER BOULEVARD NW (LAW)	5080 491	8.2	0	0	505.07
CDP2009-00034	11/17/2009	QUICK PICK C-STORE	COMMERCIAL	4185 BRASELTON HIGHWAY (HOS)	3003 275	2.1	0	4,360	506.04
CDP2009-00037	4/14/2009	CLIMATIC CORP	INDUSTRIAL	6280 BEST FRIEND ROAD (NOR)	6223 051	0.2	0	0	503.06
CDP2009-00039	6/9/2009	FOOD LION (LAW-SUW RD)	COMMERCIAL	1404 LAWRENCEVILLE SUWANEE ROAD (L	7048 403	10.4	0	4,200	505.12
CDP2009-00040	4/15/2009	45 TECH PKWY SOUTH	INDUSTRIAL	0045 TECHNOLOGY PARKWAY SO (NOR)	6285 027	2.5	0	6,000	503.10
CDP2009-00041	5/4/2009	MULBERRY VILLAGE	OTHER-CURB CUT	0831 AUBURN ROAD (DAC)	2001 028A	1.0	0	0	506.02
CDP2009-00042	6/23/2009	NORCROSS ELEMENTARY SCHOOL	GOVERNMENT	0150 HUNT STREET (NOR)	6255 069	8.6	0	27,633	503.11
CDP2009-00045	9/17/2009	A B B A OPTICAL	INDUSTRIAL	2200 CENTRE PARK COURT (SM)	6058 251	5.0	0	0	504.15
CDP2009-00046	6/11/2009	MOUNTAIN VIEW PLAZA	INSTITUTIONAL	1208 ROCKBRIDGE ROAD (SM)	6079 030	0.9	0	0	504.26
CDP2009-00047	7/22/2009	GOOD SHEPHERD	OTHER-TOWER	1404 KILLIAN HILL ROAD (LIL)	6083 004	0.2	0	0	504.29
CDP2009-00048	5/20/2009	GOERGIA SEVENTH DAY ADVENTISTS CHURCH		2959 DULUTH HIGHWAY (DUL)	6263 003A	0.3	0	0	502.06
CDP2009-00049	7/8/2009	DACULA ACADEMY PRESCHOOL	COMMERCIAL	2303 ALCOVY ROAD (DAC)	5277 013	0.3	0	0	506.02
CDP2009-00050	6/3/2009	BB&T AT HAMILTON MILL	COMMERCIAL	3485 BRASELTON HIGHWAY (DAC)	3002 110B	1.4	0	0	506.04
CDP2009-00051	6/3/2009	BB&T BANK SUGARLOAF PKWY	COMMERCIAL	6475 SUGARLOAF PARKWAY (DUL)	7122 215	3.0	0	0	502.04
CDP2009-00052	7/30/2009	COLONY CENTER BUS PARK	OTHER-FIRE	3150 GATEWAY DRIVE (NOR)	6277 001	0.5	0	0	503.04
CDP2009-00053	8/6/2009	SUNNY HILL BUS PARKING	GOVERNMENT	2235 SUNNY HILL ROAD (LAW)	7102 009	164.7	0	0	506.03
CDP2009-00054	6/29/2009	ROLLING HILLS BAPTIST CHURCH	OTHER-TOWER	2005 BRASELTON HIGHWAY (LAW)	7094 006	0.2	0	0	506.03
CDP2009-00056	7/31/2009	2070 PH PLAZA	COMMERCIAL	2070 PLEASANT HILL ROAD (DUL)	6207 028	1.0	0	8,100	502.07
CDP2009-00057	7/21/2009	CROSSPOINTE CHURCH	CHURCH	1800 SATELLITE BOULEVARD (DUL)	7123 039	0.7	0	0	502.04
CDP2009-00058	8/27/2009	CALVARY CHAPEL	CHURCH	4715 SPOUT SPRINGS ROAD (BUF)	3007 168	0.8	0	2,460	506.04
CDP2009-00060	7/2/2009	GWINNETT PLACE MALL	COMMERCIAL	2100 PLEASANT HILL ROAD (DUL)	6207 023	0.0	0	0	502.07
CDP2009-00061	7/21/2009	A&S BROTHERS INC	COMMERCIAL	6141 PEACHTREE PARKWAY (NOR)	6283 050	0.9	0	730	503.10
CDP2009-00062	10/14/2009	MOORE MIDDLE SCHOOL	GOVERNMENT	1221 LAWRENCEVILLE HIGHWAY (LAW)	5082 216	29.7	0	193,107	505.20
CDP2009-00063	7/14/2009	EAST ROCK QUARRY BUS MAINT FAC	COMMERCIAL	2270 EAST ROCK QUARRY ROAD (TRANSP	3002 041A	16.1	0	4,000	506.04
CDP2009-00064	9/18/2009	PATTERSON	INDUSTRIAL	0084 PATTERSON ROAD (LAW)	5051 146	0.0	0	0	505.16
CDP2009-00065	12/22/2009	NORTHFORK PEACHTREE CREEK	OTHER-UTILITY	6410 BIRCH GLENN DRIVE	6194 009	3.7	0	0	504.17
CDP2009-00067	8/6/2009	DACULA HIGH SCHOOL	GOVERNMENT	0123 BROAD STREET (DAC)	5302A134	29.9	0	2,400	506.02
CDP2009-00068	9/24/2009	COLLING HILL TOWER	OTHER-TOWER	1792 COLLINS HILL ROAD (LAW)	7067 009	0.3	0	0	505.13

Permit Number	Date Issued	Subdivision/Project	Type	Location	PIN	Acres	Units	Square Feet	Census Tract
CDP2009-00071	11/6/2009	ZOAR UNITD METHODIST CHURCH	OTHER-TOWER	3895 ZOAR CHURCH ROAD (SNL)	6030 025	0.6	0	0	507.17
CDP2009-00072	11/6/2009	USPS DULUTH AMERICAN TOWER	OTHER-TOWER	2324 MEADOW CHURCH WAY (DUL)	7117 025	0.2	0	0	502.04
CDP2009-00073	9/3/2009	R2B2 MOTORS	COMMERCIAL	3265 COMMERCE AVENUE (DUL)	6206 013	0.1	0	0	502.07
CDP2009-00076	9/4/2009	NORTHMONT BUSINESS CTR - 1000	INDUSTRIAL	2115 EVERGREEN BOULEVARD BLDG, 1000	7118 041	0.0	0	0	502.03
CDP2009-00077	10/8/2009	DEAN TAYLOR CROSSING	COMMERCIAL	2121 LAWRENCEVILLE SUWANEE ROAD (S	7110 004	0.8	0	0	505.12
CDP2009-00078	11/12/2009	EMBASSY EVENT FACILITY	COMMERCIAL	1925 GLENN CLUB DRIVE (SM)	6061 129	0.1	0	0	504.30
CDP2009-00079	11/3/2009	CROOKED CREEK SAMPLING STATION	OTHER-UTILITY	6557 PLANT DRIVE (NOR)	6313 026	1.5	0	0	503.10
CDP2009-00080	11/3/2009	CROOKED CREEK SAMPLING STATION	OTHER-UTILITY	6557 PLANT DRIVE (NOR)	6313 026	1.5	0	0	503.10
CDP2009-00081	12/3/2009	LOGANVILLE HIGHWAY PARKING	OTHER-PARKING	2642 LOGANVILLE HIGHWAY	5155 011	0.0	0	0	507.05
CDP2009-00083	12/15/2009	PIEDMONT BANK	COMMERCIAL	5100 PEACHTREE PARKWAY	6301 005	3.3	0	0	503.08
CDP2009-00084	12/21/2009	MALL OF GA BLVD CENTER C-STORE	COMMERCIAL	2625 MALL OF GEORGIA BOULEVARD	7144 035	1.0	0	6,000	506.03
CDP2009-00085	12/7/2009	ATLANTA BEST DEALS	COMMERCIAL	5141 BUFORD HIGHWAY	6256 124	0.1	0	0	503.11
CDP2009-00086	10/20/2009	MOUNT SINAI CHURCH	OTHER-UTILITY	0001 CLYDE ORR DRIVE (NOR)	6214 003C	0.1	0	0	504.21
CDP2009-00089	12/1/2009	SHELL (5476 JCB)	COMMERCIAL	5476 JIMMY CARTER BOULEVARD	6195 129	0.4	0	6,600	504.17
CDP2009-00090	12/15/2009	T-MOBILE 9 AT 3111 LAKE PERRIN	TOWER	2441 COLLINS HILL ROAD	7129 012	0.2	0	0	505.13
CDP2009-00093	12/4/2009	SOUTH GWINNETT HIGH SCHOOL ADDITION	GOVERNMENT	2288 EAST MAIN STREET	5038 016	1.9	0	0	507.21
CDP2009-00094	12/8/2009	OFS FITEL	INDUSTRIAL	6305 CRESENT DRIVE	6216 018	0.3	0	4,365	503.06
CDP2009-00098	12/22/2009	RIDGELAND FOREST	OTHER-UTILITY	1539 RIDGELAND COURT	6081 158	1.8	0	0	504.29
MDP2008-00003	2/11/2009	VILLAS AT LOGANVILLE APARTMENTS	APARTMENTS	2935 ROSEBUD ROAD (LOG)	5101 008A	7.9	102	0	507.05
MDP2008-00004	2/5/2009	BERKSHIRE AT MEDLOCK BRIDGE	COMMERCIAL	2200 MONTROSE PARKWAY (NOR)	6286 102	0.1	0	2,182	503.09
MDP2009-00001	9/1/2009	SATELLITE BLVD PROPERTY	APARTMENTS	1851 SATELLITE BOULEVARD (BUF)	7216 003	29.7	296	0	501.06
SDP2008-00007	2/17/2009	VILLAS AT LOGANVILLE TOWNHOMES	TOWNHOUSE	2935 ROSEBUD ROAD (GRA)	5101 061	9.4	73	0	507.05
SDP2009-00002	4/14/2009	GWINNETT UNIVERSITY CENTER	GOVERNMENT	1022 COLLINS HILL ROAD	7031 282	1.3	0	0	505.13

Gwinnett County Department of Planning and Development

Residential Building Permit Summary by Residential Development

Report Name: Report_Build_Permit_Summary_by_Residential_Developmen

Report Date: 2/24/2010 4:58:49 PM

Subdivision/Development	Type	Number Of Permits	Housing Units	Average Square Feet	Average Estimated Cost
ACREAGE	Single-family	11	11	4,249	\$176,011
AMELIA PARC	Single-family	18	18	3,111	\$129,615
ARBOR OAKS	Single-family	13	13	2,424	\$100,890
ARNOLD MILL STATION	Single-family	1	1	2,374	\$97,384
AUSTIN GLENN	Single-family	1	1	2,880	\$120,176
AUTUMNBROOKE	Single-family	2	2	2,016	\$82,880
BARKLEY MANOR	Single-family	1	1	2,239	\$93,240
BENTWOOD AT SUGARLOAF	Single-family	26	26	2,992	\$124,798
BERKELEY CHASE	Townhouse	5	5	1,856	\$76,664
BERKELEY CHASE TOWNHOMES	Townhouse	2	2	1,856	\$76,664
BROOKHAVEN	Single-family	3	3	2,817	\$117,413
BROOKS CHASE	Single-family	5	5	2,666	\$109,816
CARLTON AT HAMILTON MILL	Townhouse	6	6	1,527	\$63,196
CASTLEBERRY HILLS	Single-family	5	5	2,057	\$85,366
CLAIRMONT	Single-family	1	1	11,777	\$488,039
CREEKMONT	Single-family	3	3	1,901	\$78,736
DONALD CAREY CASH (XPL)	Single-family	1	1	2,156	\$89,096
ENCLAVE AT PARK RIDGE	Single-family	14	14	3,060	\$126,836
ESTATES AT NASH LAKE	Single-family	12	12	3,659	\$152,009
ESTATES AT RIVER FALLS	Single-family	3	3	3,867	\$160,235
FRIENDLY VILLAGE CC MHP	Mobile Home	1	1	0	\$0
GARDENSIDE	Single-family	3	3	2,512	\$103,600
GARNER CREEK AT PARKVIEW	Single-family	10	10	3,889	\$160,580
HARBIN HILLS	Single-family	1	1	2,278	\$95,312
HARMONY CLUB	Single-family	2	2	1,758	\$72,520
HAYNESCREST	Townhouse	6	6	1,731	\$71,484
HIGHBRANCH GLEN	Single-family	6	6	3,017	\$125,011
HUNTINGTON PARK	Single-family	1	1	1,804	\$74,592
INFIELD	Single-family	3	3	1,463	\$60,061
INMAN COURT	Mobile Home	1	1	0	\$0
KELLY MILL	Single-family	2	2	2,104	\$87,024
LAKEVIEW HEIGHTS	Single-family	1	1	3,254	\$134,680
LANDING AT BAY CREEK	Single-family	1	1	1,941	\$80,808
LOT 43	Single-family	1	1	2,288	\$95,312
LYNNFIELD PARK	Single-family	3	3	2,471	\$100,837
MANORS AT TREE LANE	Single-family	1	1	7,434	\$308,065

Subdivision/Development	Type	Number Of Permits	Housing Units	Average Square Feet	Average Estimated Cost
MERANOVA AT MILL CREEK	Single-family	4	4	2,524	\$104,636
MILL CREEK STATION	Single-family	4	4	3,137	\$130,536
MISTY BROOK	Single-family	9	9	2,434	\$100,607
MOBILE HOME	Mobile Home	1	1	0	\$0
NEW ROCKBRIDGE	Townhouse	4	4	1,489	\$62,160
NOURS LANDING	Single-family	2	2	3,720	\$153,328
OAKHURST	Single-family	3	3	2,194	\$91,168
OAKLAND DOWNS	Townhouse	7	7	1,730	\$71,040
OZORA LAKE	Single-family	1	1	3,794	\$157,452
PARK AT COPPER TRAIL	Single-family	1	1	2,300	\$95,312
PRINCETON CROSSING	Single-family	63	63	3,038	\$125,636
PUCKETTS MANOR	Single-family	7	7	3,360	\$139,416
RESERVE AT TURNBERRY	Single-family	16	16	2,420	\$100,233
RIVER CLUB	Single-family	1	1	4,502	\$186,480
RIVER STONE	Single-family	2	2	3,045	\$125,356
RIVERDANCE	Townhouse	4	4	1,410	\$58,016
RIVERVIEW ESTATES	Single-family	1	1	6,805	\$281,999
ROSEBUD PARK	Single-family	3	3	2,100	\$87,024
SCENIC OVERLOOK	Single-family	1	1	2,444	\$101,528
SMOKECREEK MHP	Mobile Home	2	2	0	\$0
SONOMA WOODS	Single-family	2	2	2,640	\$109,816
STOKESWOOD TOWNHOMES	Townhouse	8	8	1,908	\$83,302
STONE MOUNTAIN MOBILE HOME PARK	Mobile Home	3	3	0	\$0
STONE WALK	Single-family	1	1	2,973	\$122,248
STONEHAVEN AT SUGARLOAF	Single-family	1	1	3,507	\$145,040
STONewater CREEK	Single-family	2	2	4,046	\$167,832
THE PARK AT COPPER TRAIL	Single-family	1	1	2,300	\$95,312
THE RESERVE AT EAST JONES BRIDGE	Single-family	1	1	4,133	\$171,976
TILLMAN HALL	Single-family	4	4	4,110	\$170,422
TRILLIUM	Single-family	9	9	2,580	\$106,823
TUSCAN RIDGE	Single-family	9	9	3,432	\$142,277
VALENCIA NORTH	Single-family	1	1	1,940	\$72,727
VILLAGE AT BAY CREEK	Single-family	3	3	1,996	\$82,880
VILLAS AT BETHESDA	Single-family	10	10	2,571	\$107,122
VILLAS AT LOGANVILLE APARTMENT	Apartment	4	102	0	\$1,710,920
VILLAS AT LOGANVILLE TOWNHOME	Townhouse	73	73	1,620	\$67,808
WATER MILL SUBDIVISION	Single-family	2	2	2,800	\$116,032
WELLINGTON WALK	Single-family	1	1	2,750	\$113,960
WESTCHESTER PLACE	Single-family	1	1	3,817	\$157,472
WOODGATE HILLS	Single-family	3	3	2,435	\$101,528
WOODGATE LANDING	Single-family	1	1	2,092	\$87,024

Subdivision/Development	Type	Number Of Permits	Housing Units	Average Square Feet	Average Estimated Cost
WOODLAND BROOK ESTATES	Single-family	4	4	2,405	\$100,492
Grand Total:		456	554	2,571	\$121,760

Gwinnett County Department of Planning and Development

Residential Building Permits by Builder by Residential Development

Report Name: Report_Build_Permit_Summary_by_Builder_by_Residential_Development

Report Date: 3/9/2010 9:01:28 AM

Builder					
Subdivision/Project	Type	Number of Permits	Housing Units	Average Square Feet	Average Estimated Cost
ACREAGE					
CLAIRMONT	Single-family	1	1	11,777	\$488,039
ALL PRO MOBILE HOME SET UP					
FRIENDLY VILLAGE CC MHP	Mobile Home	1	1	0	\$0
SMOKECREEK MHP	Mobile Home	2	2	0	\$0
STONE MOUNTAIN MOBILE HOME PARK	Mobile Home	3	3	0	\$0
ALMONT HOMES LLC					
MILL CREEK STATION	Single-family	3	3	3,023	\$125,701
RESERVE AT TURNBERRY	Single-family	16	16	2,420	\$100,233
ATREUS COMMUNITIES GROUP INC					
ROSEBUD PARK	Single-family	3	3	2,100	\$87,024
AVALAN HOMES					
INFIELD	Single-family	3	3	1,463	\$60,061
BARRY MOCK					
ACREAGE	Single-family	1	1	4,196	\$174,048
BASS DEVELOPMENT					
AUSTIN GLENN	Single-family	1	1	2,880	\$120,176
BATTLE PROPERTIES INC					
SONOMA WOODS	Single-family	2	2	2,640	\$109,816
BELLA CASA INC					
OAKHURST	Single-family	1	1	2,246	\$93,240
BILTMORE HOMES INC					
LANDING AT BAY CREEK	Single-family	1	1	1,941	\$80,808
VILLAGE AT BAY CREEK	Single-family	3	3	1,996	\$82,880
BLW HOMES INC					
STONEWATER CREEK	Single-family	1	1	3,800	\$157,472
BOWEN FAMILY HOMES INC					
AUTUMNBROOKE	Single-family	2	2	2,016	\$82,880
BERKELEY CHASE	Townhouse	5	5	1,856	\$76,664
BERKELEY CHASE TOWNHOMES	Townhouse	2	2	1,856	\$76,664
CCM HOMES LLC					
MANORS AT TREE LANE	Single-family	1	1	7,434	\$308,065
CENTEX HOMES					
BENTWOOD AT SUGARLOAF	Single-family	26	26	2,992	\$124,798
ESTATES AT NASH LAKE	Single-family	4	4	2,997	\$124,838
CHAFIN BUILDERS					
BROOKS CHASE	Single-family	1	1	2,973	\$122,248
CINDY NGUYEN					
ACREAGE	Single-family	1	1	6,384	\$264,553

Builder						
Subdivision/Project	Type	Number of Permits	Housing Units	Average Square Feet	Average Estimated Cost	
CREEKSIDE COMMUNITIES						
LOT 43	Single-family	1	1	2,288	\$95,312	
OAKHURST	Single-family	1	1	2,288	\$95,312	
D R HORTON INC						
AMELIA PARC	Single-family	18	18	3,111	\$129,615	
ENCLAVE AT PARK RIDGE	Single-family	14	14	3,060	\$126,836	
PUCKETTS MANOR	Single-family	7	7	3,360	\$139,416	
TRILLIUM	Single-family	9	9	2,580	\$106,823	
DEVIN SNELL						
ACREAGE	Single-family	2	2	4,350	\$180,264	
DILLARD HOMES						
SCENIC OVERLOOK	Single-family	1	1	2,444	\$101,528	
DONALD CASH						
DONALD CAREY CASH (XPL)	Single-family	1	1	2,156	\$89,096	
E D W & ASSOCIATES, INC.						
LAKEVIEW HEIGHTS	Single-family	1	1	3,254	\$134,680	
ERIC CHAFIN HOME BUILDERS, INC						
BROOKS CHASE	Single-family	4	4	2,590	\$106,708	
STONE WALK	Single-family	1	1	2,973	\$122,248	
FAYE WILLIAMS						
RIVER CLUB	Single-family	1	1	4,502	\$186,480	
FOREST VALLEY HOMES						
OAKHURST	Single-family	1	1	2,047	\$84,952	
GEORGE BROWN III						
STONEWATER CREEK	Single-family	1	1	4,292	\$178,192	
GRAYMONT PROPERTIES						
BROOKHAVEN	Single-family	3	3	2,817	\$117,413	
GWINNETT CO HABITAT FOR HUMANITY						
STOKESWOOD TOWNHOMES	Townhouse	8	8	1,908	\$83,302	
HEATHER SMITH						
ACREAGE	Single-family	1	1	4,374	\$181,259	
JIMMY JACKSON BLDRS						
VALENCIA NORTH	Single-family	1	1	1,940	\$72,727	
WELLINGTON WALK	Single-family	1	1	2,750	\$113,960	
JOHN THOMAS PARTNERS						
PRINCETON CROSSING	Single-family	5	5	2,271	\$93,654	
JOHN WIELAND HOMES						
STONEHAVEN AT SUGARLOAF	Single-family	1	1	3,507	\$145,040	
KLJ HOMES, INC.						
KELLY MILL	Single-family	2	2	2,104	\$87,024	
KYLE BARRON MHS INC						
INMAN COURT	Mobile Home	1	1	0	\$0	
LEE MAI						
ACREAGE	Single-family	1	1	7,974	\$330,443	

Builder						
Subdivision/Project	Type	Number of Permits	Housing Units	Average Square Feet	Average Estimated Cost	
LEGACY COMMUNITIES, LLC.						
WESTCHESTER PLACE	Single-family	1	1	3,817	\$157,472	
LOCKRIDGE CONSTRUCTION						
CREEKMONT	Single-family	3	3	1,901	\$78,736	
MERIDIAN HOMES USA INC						
ARBOR OAKS	Single-family	13	13	2,424	\$100,890	
GARDENSIDE	Single-family	3	3	2,512	\$103,600	
HARMONY CLUB	Single-family	2	2	1,758	\$72,520	
WOODGATE HILLS	Single-family	3	3	2,435	\$101,528	
WOODGATE LANDING	Single-family	1	1	2,092	\$87,024	
WOODLAND BROOK ESTATES	Single-family	4	4	2,405	\$100,492	
METROPOLITAN PROPERTIES OF GEORGIA						
NOURS LANDING	Single-family	2	2	3,720	\$153,328	
MILLCREEK BUILDERS						
GARNER CREEK AT PARKVIEW	Single-family	10	10	3,889	\$160,580	
MORROW CONSTRUCTION						
VILLAS AT LOGANVILLE APARTMENT	Apartment	4	102	0	\$1,710,920	
VILLAS AT LOGANVILLE TOWNHOME	Townhouse	73	73	1,620	\$67,808	
NASH PROPERTIES INC						
ESTATES AT NASH LAKE	Single-family	4	4	4,168	\$172,701	
ESTATES AT RIVER FALLS	Single-family	3	3	3,867	\$160,235	
NES CONSTRUCTION INC						
ACREAGE	Single-family	1	1	1,689	\$69,992	
NORTHPOINTE COMMUNITIES LLC						
PARK AT COPPER TRAIL	Single-family	1	1	2,300	\$95,312	
PEACHTREE RESIDENTIAL PROP						
TILLMAN HALL	Single-family	4	4	4,110	\$170,422	
PEACHTREE SHOALS BUILDERS LLC						
MILL CREEK STATION	Single-family	1	1	3,478	\$145,040	
PETE WITALIS HOMES INC						
RIVERVIEW ESTATES	Single-family	1	1	6,805	\$281,999	
RANDAL LOWER PLUMBING						
THE PARK AT COPPER TRAIL	Single-family	1	1	2,300	\$95,312	
R-CEE HOMES INC						
ACREAGE	Single-family	1	1	2,016	\$82,880	
RICHARDSON HOUSING GROUP INC						
CASTLEBERRY HILLS	Single-family	5	5	2,057	\$85,366	
HAYNESCREST	Townhouse	6	6	1,731	\$71,484	
OAKLAND DOWNS	Townhouse	7	7	1,730	\$71,040	
RICHPORT PROPERTIES INC						
NEW ROCKBRIDGE	Townhouse	4	4	1,489	\$62,160	
ROBERT BLY						
ACREAGE	Single-family	1	1	3,700	\$153,328	

Builder						
Subdivision/Project	Type	Number of Permits	Housing Units	Average Square Feet	Average Estimated Cost	
RYLAND GROUP, INC						
BARKLEY MANOR	Single-family	1	1	2,239	\$93,240	
HIGHBRANCH GLEN	Single-family	6	6	3,017	\$125,011	
OZORA LAKE	Single-family	1	1	3,794	\$157,452	
PRINCETON CROSSING	Single-family	58	58	3,104	\$128,393	
RIVER STONE	Single-family	2	2	3,045	\$125,356	
VILLAS AT BETHESDA	Single-family	10	10	2,571	\$107,122	
SCENIC HOMES INC						
TUSCAN RIDGE	Single-family	7	7	3,494	\$144,743	
SCOTT KRAWFORD						
THE RESERVE AT EAST JONES BRIDGE	Single-family	1	1	4,133	\$171,976	
SOUTHLAND HOMES CORP.						
HARBIN HILLS	Single-family	1	1	2,278	\$95,312	
SUMMER HOMES INC						
ESTATES AT NASH LAKE	Single-family	4	4	3,813	\$158,487	
TCW INC						
HUNTINGTON PARK	Single-family	1	1	1,804	\$74,592	
TERRY BOND						
ACREAGE	Single-family	1	1	6,088	\$252,784	
TOUCHSTONE HOMES						
RIVERDANCE	Townhouse	4	4	1,410	\$58,016	
TUSCAN BUILDERS LLC						
TUSCAN RIDGE	Single-family	2	2	3,216	\$133,644	
TYLER JONATHON HOMES INC						
ACREAGE	Single-family	1	1	1,620	\$66,304	
VERITAS HOMES, INC						
LYNNFIELD PARK	Single-family	3	3	2,471	\$100,837	
MERANOVA AT MILL CREEK	Single-family	4	4	2,524	\$104,636	
MISTY BROOK	Single-family	9	9	2,434	\$100,607	
VIVAN MOBILE HOME INC						
MOBILE HOME	Mobile Home	1	1	0	\$0	
WILSON PARKER HOMES						
ARNOLD MILL STATION	Single-family	1	1	2,374	\$97,384	
WATER MILL SUBDIVISION	Single-family	2	2	2,800	\$116,032	
WINMARK HOMES INC						
CARLTON AT HAMILTON MILL	Townhouse	6	6	1,527	\$63,196	
Grand Total:		456	554	2,571	\$121,760	

Gwinnett County Department of Planning and Development

Residential Building Permit Summary by Builder

Report Name: Report_Build_Permit_Summary_by_Builder

Report Date: 3/9/2010 9:00:07 AM

Builder		Number of Permits	Housing Units	Average Square Feet	Average Estimated Cost
ACREAGE	Single-family	1	1	11,777	\$488,039
ALL PRO MOBILE HOME SET UP	Mobile Home	6	6	0	\$0
ALMONT HOMES LLC	Single-family	19	19	2,515	\$104,254
ATREUS COMMUNITIES GROUP INC	Single-family	3	3	2,100	\$87,024
AVALAN HOMES	Single-family	3	3	1,463	\$60,061
BARRY MOCK	Single-family	1	1	4,196	\$174,048
BASS DEVELOPMENT	Single-family	1	1	2,880	\$120,176
BATTLE PROPERTIES INC	Single-family	2	2	2,640	\$109,816
BELLA CASA INC	Single-family	1	1	2,246	\$93,240
BILTMORE HOMES INC	Single-family	4	4	1,982	\$82,362
BLW HOMES INC	Single-family	1	1	3,800	\$157,472
BOWEN FAMILY HOMES INC	Townhouse	9	9	1,892	\$78,045
CCM HOMES LLC	Single-family	1	1	7,434	\$308,065
CENTEX HOMES	Single-family	30	30	2,993	\$124,803
CHAFIN BUILDERS	Single-family	1	1	2,973	\$122,248
CINDY NGUYEN	Single-family	1	1	6,384	\$264,553
CREEKSIDE COMMUNITIES	Single-family	2	2	2,288	\$95,312
D R HORTON INC	Single-family	48	48	3,033	\$125,960
DEVIN SNELL	Single-family	2	2	4,350	\$180,264
DILLARD HOMES	Single-family	1	1	2,444	\$101,528
DONALD CASH	Single-family	1	1	2,156	\$89,096
E D W & ASSOCIATES, INC.	Single-family	1	1	3,254	\$134,680
ERIC CHAFIN HOME BUILDERS, INC	Single-family	5	5	2,666	\$109,816
FAYE WILLIAMS	Single-family	1	1	4,502	\$186,480
FOREST VALLEY HOMES	Single-family	1	1	2,047	\$84,952
GEORGE BROWN III	Single-family	1	1	4,292	\$178,192
GRAYMONT PROPERTIES	Single-family	3	3	2,817	\$117,413
GWINNETT CO HABITAT FOR HUMANITY	Townhouse	8	8	1,908	\$83,302
HEATHER SMITH	Single-family	1	1	4,374	\$181,259
JIMMY JACKSON BLDRS	Single-family	2	2	2,345	\$93,344
JOHN THOMAS PARTNERS	Single-family	5	5	2,271	\$93,654
JOHN WIELAND HOMES	Single-family	1	1	3,507	\$145,040
KLJ HOMES, INC.	Single-family	2	2	2,104	\$87,024
KYLE BARRON MHS INC	Mobile Home	1	1	0	\$0
LEE MAI	Single-family	1	1	7,974	\$330,443

Builder		Number of Permits	Housing Units	Average Square Feet	Average Estimated Cost
LEGACY COMMUNITIES, LLC.	Single-family	1	1	3,817	\$157,472
LOCKRIDGE CONSTRUCTION	Single-family	3	3	1,901	\$78,736
MERIDIAN HOMES USA INC	Single-family	26	26	2,368	\$98,500
METROPOLITAN PROPERTIES OF GEORGIA	Single-family	2	2	3,720	\$153,328
MILLCREEK BUILDERS	Single-family	10	10	3,889	\$160,580
MORROW CONSTRUCTION	Townhouse	77	175	1,536	\$153,165
NASH PROPERTIES INC	Single-family	7	7	4,039	\$167,358
NES CONSTRUCTION INC	Single-family	1	1	1,689	\$69,992
NORTHPOINTE COMMUNITIES LLC	Single-family	1	1	2,300	\$95,312
PEACHTREE RESIDENTIAL PROP	Single-family	4	4	4,110	\$170,422
PEACHTREE SHOALS BUILDERS LLC	Single-family	1	1	3,478	\$145,040
PETE WITALIS HOMES INC	Single-family	1	1	6,805	\$281,999
RANDAL LOWER PLUMBING	Single-family	1	1	2,300	\$95,312
R-CEE HOMES INC	Single-family	1	1	2,016	\$82,880
RICHARDSON HOUSING GROUP INC	Townhouse	18	18	1,821	\$75,168
RICHPORT PROPERTIES INC	Townhouse	4	4	1,489	\$62,160
ROBERT BLY	Single-family	1	1	3,700	\$153,328
RYLAND GROUP, INC	Single-family	78	78	3,026	\$125,249
SCENIC HOMES INC	Single-family	7	7	3,494	\$144,743
SCOTT KRAWFORD	Single-family	1	1	4,133	\$171,976
SOUTHLAND HOMES CORP.	Single-family	1	1	2,278	\$95,312
SUMMER HOMES INC	Single-family	4	4	3,813	\$158,487
TCW INC	Single-family	1	1	1,804	\$74,592
TERRY BOND	Single-family	1	1	6,088	\$252,784
TOUCHSTONE HOMES	Townhouse	4	4	1,410	\$58,016
TUSCAN BUILDERS LLC	Single-family	2	2	3,216	\$133,644
TYLER JONATHON HOMES INC	Single-family	1	1	1,620	\$66,304
VERITAS HOMES, INC	Single-family	16	16	2,464	\$101,658
VIVAN MOBILE HOME INC	Mobile Home	1	1	0	\$0
WILSON PARKER HOMES	Single-family	3	3	2,658	\$109,816
WINMARK HOMES INC	Townhouse	6	6	1,527	\$63,196
Grand Total:		456	554	2,571	\$121,760.50