



**Gwinnett County  
Department of Planning & Development**

**Development Cases Issued/Approved**

From 10/16/2023 to 10/20/2023

**Commercial Development Permit**

<b>CASE NUMBER :</b> COMDEV2023-00223	<b>ADDRESS :</b> 6400 SUGARLOAF PKWY, DULUTH, GA 30097	<b>PROJECT :</b> GAS SOUTH DISTRICT - MAINSTREET PHASE 2
<b>COMMISSION DIST:</b> 1	<b>TOTAL ACRES :</b> 119.64	<b>DEVELOPER</b>
<b>PARCEL # :</b> 7122 021	<b>DENSITY :</b> N/A	<b>DESIGNER</b>
		PRESTON WILLIAMS GWINNETT CONVENTION & VISITORS BUREAU / EXPLORE GWINNETT 6400 SUGARLOAF PARKWAY DULUTH, GA 30097
		WHIT ALEXANDER LOSE DESIGN 220 WEST CROGAN STREET LAWRENCEVILLE, GA 30046
<b>STATUS :</b> PERMIT ISSUED	<b>NO. OF LOTS :</b> N/A	
<b>RECEIVED ON :</b> 8/21/2023	<b>OPEN SPACE PROVIDED :</b>	
<b>ISSUED ON :</b> 10/16/2023	<b>OPEN SPACE % OF TOTAL :</b>	
<b>UNIT :</b> N/A	<b>PHASE :</b>	
<b>POD :</b> N/A	<b>CITY LIMITS :</b> No	
<b>PROJECT DESCRIPTION :</b> REDEVELOPMENT, COMMERCIAL DEVELOPMENT		

<b>CASE NUMBER :</b> COMDEV2023-00242	<b>ADDRESS :</b> 684 WINDER HWY, LAWRENCEVILLE, GA 30045	<b>PROJECT :</b> GC DOT - SAND & SALT STORAGE
<b>COMMISSION DIST:</b> 3	<b>TOTAL ACRES :</b> 92.81	<b>DEVELOPER</b>
<b>PARCEL # :</b> 5207 001	<b>DENSITY :</b> N/A	<b>DESIGNER</b>
		THOMAS COOK GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION 620 WINDER HWY LAWRENCEVILLE, GA 30045
		JEFF BREWER BREWER ENGINEERING, INC. 400 GALLARIA PKWY ATLANTA, GA 30339
<b>STATUS :</b> PERMIT ISSUED	<b>NO. OF LOTS :</b> N/A	
<b>RECEIVED ON :</b> 9/20/2023	<b>OPEN SPACE PROVIDED :</b>	
<b>ISSUED ON :</b> 10/17/2023	<b>OPEN SPACE % OF TOTAL :</b>	
<b>UNIT :</b> N/A	<b>PHASE :</b>	
<b>POD :</b> N/A	<b>CITY LIMITS :</b> No	
<b>PROJECT DESCRIPTION :</b> REDEVELOPMENT, COMMERCIAL DEVELOPMENT		

<b>TOTAL FOR : Commercial Development Permit</b>	<b>NO. OF CASES :</b> 2	<b>NO. OF LOTS :</b> 0	<b>TOTAL ACRES :</b> 212.45
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**Plat**

<b>CASE NUMBER :</b> PLAT2022-00277	<b>ADDRESS :</b> 2465 W LIDDELL RD, DULUTH, GA 30096	<b>PROJECT :</b> TIPTON BUILDERS GROUP	
<b>COMMISSION DIST:</b> 1	<b>TOTAL ACRES :</b> 0.00	<b>DEVELOPER</b>	<b>DESIGNER</b>
<b>PARCEL # :</b> 6238 075	<b>DENSITY :</b> N/A	<b>MATTHEW CAPE</b> TIPTON BUILDERS GROUP 390 BROGDON ROAD SUWANEE, GA 30024	<b>BRIAN SUTHERLAND</b> GEORGIA PREMIER LAND SURVEYING 3010 HAMILTON MILL ROAD BUFORD, GA 30519
<b>STATUS :</b> PLANS AUTHORIZED	<b>NO. OF LOTS :</b> N/A		
<b>RECEIVED ON :</b> 9/12/2022	<b>OPEN SPACE PROVIDED :</b>		
<b>ISSUED ON :</b> 10/17/2023	<b>OPEN SPACE % OF TOTAL :</b>		
<b>UNIT :</b> N/A	<b>PHASE :</b>		
<b>POD :</b> N/A	<b>CITY LIMITS :</b> No		
<b>PROJECT DESCRIPTION :</b> TIPTON BUILDERS GROUP, R-75, 7 LOTS, 1.26 ACRES, SEWER			

<b>CASE NUMBER :</b> PLAT2022-00278	<b>ADDRESS :</b> WEST LIDDELL RD (2400 BLOCK), DULUTH, GA 30096	<b>PROJECT :</b> TIPTON BUILDERS GROUP	
<b>COMMISSION DIST:</b> 1	<b>TOTAL ACRES :</b> 0.00	<b>DEVELOPER</b>	<b>DESIGNER</b>
<b>PARCEL # :</b> 6238 007	<b>DENSITY :</b> N/A	<b>MATTHEW CAPE</b> 390 BROGDON ROAD SUWANEE, GA 30024	
<b>STATUS :</b> PLANS AUTHORIZED	<b>NO. OF LOTS :</b> N/A		
<b>RECEIVED ON :</b> 9/12/2022	<b>OPEN SPACE PROVIDED :</b>		
<b>ISSUED ON :</b> 10/17/2023	<b>OPEN SPACE % OF TOTAL :</b>		
<b>UNIT :</b> N/A	<b>PHASE :</b>		
<b>POD :</b> N/A	<b>CITY LIMITS :</b> No		
<b>PROJECT DESCRIPTION :</b> TIPTON BUILDERS GROUP, R-75, 2 LOTS, 0.85 ACRES, SEWER			

<b>CASE NUMBER :</b> PLAT2022-00372	<b>ADDRESS :</b> DULUTH HWY (1800 BLOCK), LAWRENCEVILLE, GA 30043	<b>PROJECT :</b> SUGARLOAF JUNCTION (XPL)	
<b>COMMISSION DIST:</b> 2	<b>TOTAL ACRES :</b> 0.00	<b>DEVELOPER</b>	<b>DESIGNER</b>
<b>PARCEL # :</b> 7081 136	<b>DENSITY :</b> N/A	<b>ROHIL VIRANI</b> 6340 SUGARLOAF PARKWAY DULUTH, GEORGIA 30097	
<b>STATUS :</b> PLANS AUTHORIZED	<b>NO. OF LOTS :</b> N/A		
<b>RECEIVED ON :</b> 11/28/2022	<b>OPEN SPACE PROVIDED :</b>		
<b>ISSUED ON :</b> 10/20/2023	<b>OPEN SPACE % OF TOTAL :</b>		
<b>UNIT :</b> N/A	<b>PHASE :</b>		
<b>POD :</b> N/A	<b>CITY LIMITS :</b> No		
<b>PROJECT DESCRIPTION :</b> SUGARLOAF JUNCTION (XPL), C-2, 6.615 ACRES, 4 LOTS, SEWER			

CASE NUMBER : PLAT2023-00090 ADDRESS : PROSPECT RD (1200 BLOCK), PROJECT : BULLARD FAMILY PROPERTY  
LAWRENCEVILLE, GA 30043

COMMISSION DIST: 4 TOTAL ACRES : 0.00 DEVELOPER DESIGNER  
PARCEL # : 7055 014 DENSITY : N/A

BOBBY BULLARD  
BULLARD LAND PLANNING  
3790 CANNONWOLDE DR.  
SNELLVILLE, GA 30039

STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A

RECEIVED ON : 3/31/2023 OPEN SPACE PROVIDED :

ISSUED ON : 10/19/2023 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : BULLARD FAMILY PROPERTY, RA-200, 5 LOTS, 10.12 ACRES, SEWER

CASE NUMBER : PLAT2023-00124 ADDRESS : SUGARLOAF PKWY (2400 BLOCK), PROJECT : INVERNESS AT SUGARLOAF - PHASE 2  
LAWRENCEVILLE, GA 30045

COMMISSION DIST: 3 TOTAL ACRES : 0.00 DEVELOPER DESIGNER  
PARCEL # : 5118 001A DENSITY : N/A

RICHARD COOPER  
GDCI GA 7, LP  
5755 DUPREE DRIVE NW  
ATLANTA, GA 30327

ALBERT GRAMLING  
GUNNIN LAND SURVEYING, LLC  
141 RAILROAD ST  
CANTON, GA 30115

STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A

RECEIVED ON : 5/8/2023 OPEN SPACE PROVIDED :

ISSUED ON : 10/16/2023 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : SINGLE FAMILY TOWNHOMES, PHASE 2, R-TH PER RZM2019-00009 AND RZM2019-00010, 115 LOTS, 24.612 ACRES, 17.317 OPEN SPACE, SEWER

CASE NUMBER : PLAT2023-00199 ADDRESS : 3041 GRAVEL SPRINGS, BUFORD, GA PROJECT : GREYTON SPRINGS PLACE  
30519

COMMISSION DIST: 4 TOTAL ACRES : 0.00 DEVELOPER DESIGNER  
PARCEL # : 7178 005 DENSITY : N/A

DAVE LENHARDT  
FORESTAR GROUP, INC.  
3330 CUMBERLAND BOULEVARD  
SUITE 275  
ATLANTA, GA 30339

JEFF WILKERSON  
LECRAW ENGINEERING, INC.  
3475 CORPORATE WAY  
DULUTH, GA 30096

STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A

RECEIVED ON : 7/10/2023 OPEN SPACE PROVIDED :

ISSUED ON : 10/20/2023 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, TOWNHOMES, RTH PER RZM2020-00029, 150 LOTS, 20.232 ACRES, 3.321 ACRES OPEN SPACE, SEWER

CASE NUMBER : PLAT2023-00241 ADDRESS : 2905 ROSEHILL DR, PROJECT : ROSEWOOD FARM - PHASE 1  
LAWRENCEVILLE, GA 30044

COMMISSION DIST: 2 TOTAL ACRES : 0.00 DEVELOPER DESIGNER  
PARCEL # : 5015 327 DENSITY : N/A BRIAN TAYLOR MICHAEL MADDOX  
TAYLOR MORRISON OF GEORGIA, TRAVIS PRUITT & ASSOCIATES, INC.  
LLC 4317 PARK DRIVE  
4400 NORTH POINT PKWY NORCROSS, GA 30093  
ALPHARETTA, GA 30022

STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A

RECEIVED ON : 8/23/2023 OPEN SPACE PROVIDED :

ISSUED ON : 10/20/2023 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION - TOWNHOMES, PHASE 1, RTH PER RZM2021-00036, 67 LOTS, 36.2 ACRES, SEWER

CASE NUMBER : PLAT2023-00244 ADDRESS : 610 SETTLES BROOK CT, SUWANEE, PROJECT : SETTLES BROOK COURT  
GA 30024

COMMISSION DIST: 4 TOTAL ACRES : 0.00 DEVELOPER DESIGNER  
PARCEL # : 7311 431 DENSITY : N/A

STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A

RECEIVED ON : 8/23/2023 OPEN SPACE PROVIDED :

ISSUED ON : 10/19/2023 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : SETTLES BROOK COURT (XPL), R-100, 0.771 ACRES, 2 LOTS, SEWER (We have legally combined our two lots at 610/615 Settles Brook Ct. Suwanee, GA 30024 in order to get a variance, which we have obtained, to build a pool in the side yard. Now we need to get the conjoin of the lots recorded with the county. Rebecca in the permit department advise the Exemption Plat process would be the easiest and best way to do this so I am submitting this application.)

CASE NUMBER : PLAT2023-00263 ADDRESS : BRAMLETT SHOALS RD (1500 PROJECT : ALCOVY MILL  
BLOCK), DACULA, GA 30019

COMMISSION DIST: 3 TOTAL ACRES : 0.00 DEVELOPER DESIGNER  
PARCEL # : 5236 001 DENSITY : N/A ANDY DIMARZIO AARON MCCULLOUGH  
AMH DEVELOPMENT, LLC HRC ENGINEERS  
GA GA

STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A

RECEIVED ON : 9/12/2023 OPEN SPACE PROVIDED : 23.83

ISSUED ON : 10/19/2023 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF DACULA, SINGLE FAMILY SUBDIVISION, 109 LOTS, 65.21 ACRES, 23.83 ACRES OPEN SPACE, SEWER

TOTAL FOR : Plat NO. OF CASES : 9 NO. OF LOTS : 0 TOTAL ACRES : 0.00

**GRAND TOTALS**

**NO. OF CASES : 11**

**NO. OF LOTS : 0**

**TOTAL ACRES : 212.45**