



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 10/30/2023 to 11/3/2023

Commercial Development Permit

CASE NUMBER : COMDEV2022-00244	ADDRESS : 1120 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30043	PROJECT : RESPECTED ROOTS
COMMISSION DIST: 4	TOTAL ACRES : 6.59	DEVELOPER
PARCEL # : 5209 034	DENSITY : N/A	CHANNING BAKER ROOKER GWINNETT LLC 445 BISHOP STREET NW ATLANTA, GA 30318
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A	DESIGNER
RECEIVED ON : 6/7/2022	OPEN SPACE PROVIDED :	KEN TREVOR TREVOR CONSULTING P.O. BOX 1015 CANTON, GA 30169
ISSUED ON : 11/1/2023	OPEN SPACE % OF TOTAL :	
UNIT : N/A	PHASE :	
POD : N/A	CITY LIMITS : No	
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT		

CASE NUMBER : COMDEV2023-00110	ADDRESS : 2805 ROSEBUD RD, LOGANVILLE, GA 30052	PROJECT : POLYANTHA (FKA ROSEBUD ROAD SUBDIVISION)
COMMISSION DIST: 3	TOTAL ACRES : 8.02	DEVELOPER
PARCEL # : 5124 003	DENSITY : N/A	STEVE COMBS RICHPORT PROPERTIES PO BOX 967 GRAYSON, GA 30017
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A	DESIGNER
RECEIVED ON : 4/25/2023	OPEN SPACE PROVIDED :	JOHN NICOL BLUE LANDWORS, LLC 5019 WEST BROAD STREET SUGAR HILL, GA
ISSUED ON : 10/31/2023	OPEN SPACE % OF TOTAL :	
UNIT : 39	PHASE :	
POD : N/A	CITY LIMITS : No	
PROJECT DESCRIPTION : NEW, SINGLE-FAMILY TOWNHOMES		

CASE NUMBER : COMDEV2023-00184	ADDRESS : 2700 ROBERT BELL PKWY, BUFORD, GA 30518	PROJECT : BUFORD SENIOR ACADEMY
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COMMISSION DIST: 4	TOTAL ACRES : 13.85	DEVELOPER	DESIGNER
PARCEL # : 7296 058	DENSITY : N/A	MELANIE REED BUFORD CITY SCHOOLS 2700 ROBERT BELL PARKWAY BUFORD, GA 30518	KENT MCCORMICK TRIPLE POINT ENGINEERING 5223 RIVERSIDE DR MACON, GA 31210

STATUS : PERMIT ISSUED	NO. OF LOTS : N/A
RECEIVED ON : 7/14/2023	OPEN SPACE PROVIDED :
ISSUED ON : 11/3/2023	OPEN SPACE % OF TOTAL :
UNIT : N/A	PHASE :
POD : N/A	CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF BUFORD, REDEVELOPMENT, COMMERCIAL DEVELOPMENT

CASE NUMBER : COMDEV2023-00215	ADDRESS : 3108 DULUTH HWY 120, DULUTH, GA 30096	PROJECT : GC WATER (BB HARRIS ELEMENTARY FIRE FLOW IMPROVEMENTS)
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COMMISSION DIST: 1	TOTAL ACRES : 3.97	DEVELOPER	DESIGNER
PARCEL # : 7161 013	DENSITY : N/A	MANOJ BHIMANI GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES 684 WINDER HIGHWAY LAWRENCEVILLE, GA	JOE W. USSERY BARGE DESIGN SOLUTIONS, INC. 6525 THE CORNERS PKWY NW #450, PEACHTREE CORNERS, LAWRENCEVILLE, GA 30043

STATUS : PERMIT ISSUED	NO. OF LOTS : N/A
RECEIVED ON : 8/16/2023	OPEN SPACE PROVIDED :
ISSUED ON : 10/31/2023	OPEN SPACE % OF TOTAL :
UNIT : N/A	PHASE :
POD : N/A	CITY LIMITS : No

PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT

TOTAL FOR : Commercial Development Permit	NO. OF CASES : 4	NO. OF LOTS : 0	TOTAL ACRES : 32.43
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Residential Development Permit

CASE NUMBER : RESDEV2023-00008	ADDRESS : 1332 OLD PEACHTREE RD, LAWRENCEVILLE, GA 30043	PROJECT : BEACON AT OLD PEACHTREE UNIT 3	
COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7104 009	DENSITY : N/A	JOHN LYDON STANLEY MARTIN HOMES GA	JIM WARREN MAXWELL-REDDICK AND ASSOCIATES, INC. GA
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A		
RECEIVED ON : 2/16/2023	OPEN SPACE PROVIDED :		
ISSUED ON : 11/2/2023	OPEN SPACE % OF TOTAL :		
UNIT : 3	PHASE :		
POD : N/A	CITY LIMITS : No		
PROJECT DESCRIPTION : NEW, SINGLE FAMILY SUBDIVISION			

CASE NUMBER : RESDEV2023-00034	ADDRESS : 4430 ROSS ESTATES CT, SNELLVILLE, GA 30039	PROJECT : ROSS ESTATES COURT	
COMMISSION DIST: 2	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 6028 184	DENSITY : N/A		
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A		
RECEIVED ON : 8/17/2023	OPEN SPACE PROVIDED :		
ISSUED ON : 10/31/2023	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		
PROJECT DESCRIPTION : NEW, SINGLE FAMILY SUBDIVISION			

TOTAL FOR : Residential Development Permit	NO. OF CASES : 2	NO. OF LOTS : 0	TOTAL ACRES : 0.00
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Plat

CASE NUMBER : PLAT2023-00167	ADDRESS : 3940 FENCE RD, AUBURN, GA 30011	PROJECT : HERRIN FARMS
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COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 2002 065	DENSITY : N/A	CORBITT WOODS GROVE AT ROSEBUD, LLC 390 BROGDON ROAD SUWANEE, GA 30024	MATTHEW WELLBORN JACOB & HEFNER ASSOCIATES 350 TOWN CENTER AVENUE SUWANEE, GA 30024
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 6/16/2023	OPEN SPACE PROVIDED :		
ISSUED ON : 11/2/2023	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, OSC PER RZR2020-00039, 78 LOTS, 29.23 ACRES, SEWER

CASE NUMBER : PLAT2023-00200	ADDRESS : BUFORD DAM RD (1700 BLOCK), BUFORD, GA 30518	PROJECT : OVERLOOK AT LANIER
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COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7351 012	DENSITY : 1.40	MICHAEL PHELPS SOUTHERN HERITAGE 390 BROGDON ROAD SUWANEE, GA 30024	CHRISTOPHER C. BALDWIN THOMAS AND HUTTON 5074 BRISTOL INDUSTRIAL WAY, SUITE A BUFORD, GA 30518
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 7/14/2023	OPEN SPACE PROVIDED : 8.23		
ISSUED ON : 10/30/2023	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, OSC PER RZR2021-00002, 46 LOTS, 32.78 ACRES, 8.23 ACRES OPEN SPACE, SEWER

CASE NUMBER : PLAT2023-00224	ADDRESS : 1 ALCHEMY PL, DORAVILLE, GA 30360	PROJECT : CONE COMMERCIAL REAL ESTATE
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COMMISSION DIST: 1	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 6250 003	DENSITY : N/A	RYAN CONE ALCHEMY PLACE LOFTS LLC 2964 HARDMAN COURT ATLANTA, GA 30050	
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 8/10/2023	OPEN SPACE PROVIDED :		
ISSUED ON : 11/2/2023	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : Yes		

PROJECT DESCRIPTION : CITY OF PEACHTREE CORNERS, COMMERCIAL PLATTING ONLY, M2, 2 LOTS, 22.68846 ACRES, SEWER

CASE NUMBER : PLAT2023-00253 ADDRESS : 1215 SWAN MILL CT, SUWANEE, GA 30024 PROJECT : JOHN HANNA (XPL)

COMMISSION DIST: 1 TOTAL ACRES : 0.00 DEVELOPER DESIGNER
PARCEL # : 7167 095 DENSITY : N/A
STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A
RECEIVED ON : 8/31/2023 OPEN SPACE PROVIDED :
ISSUED ON : 10/31/2023 OPEN SPACE % OF TOTAL :
UNIT : N/A PHASE :
POD : N/A CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF SUWANEE HANNA, JOHN (XPL), R-100, 2 LOTS, 10.22 ACRES, SEPTIC

CASE NUMBER : PLAT2023-00255 ADDRESS : 1585 MONFORT RD, LAWRENCEVILLE, GA 30044 PROJECT : MONFORT RESERVE PHASE 2

COMMISSION DIST: 1 TOTAL ACRES : 0.00 DEVELOPER DESIGNER
PARCEL # : 5082 007 DENSITY : N/A CORBITT WOODS CHRIS BALDWIN
WALKER ANDERSON HOMES THOMAS & HUTTON
390 BROGDON ROAD 5074 BRISTOL INDUSTRIAL WAY
SUWANEE, GEORGIA 30024 BUFORD, GA 30518
STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A
RECEIVED ON : 9/1/2023 OPEN SPACE PROVIDED :
ISSUED ON : 11/2/2023 OPEN SPACE % OF TOTAL :
UNIT : N/A PHASE :
POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION - TOWNHOMES, PHASE 2, RTH PER RZM2021-00010, 4 LOTS, 0.443 ACRES, SEWER

CASE NUMBER : PLAT2023-00274 ADDRESS : 4862 LANIER AVE, SUGAR HILL, GA 30518 PROJECT : BRIAN LANCASTER (XPL)

COMMISSION DIST: 4 TOTAL ACRES : 0.00 DEVELOPER DESIGNER
PARCEL # : 7292 134 DENSITY : N/A BRIAN SUTHERLAND
GEORGIA PREMIER LAND SERVICES,
INC.
3010 HAMILTON MILL RD
BUFORD, GA 30519
STATUS : PLANS AUTHORIZED NO. OF LOTS : N/A
RECEIVED ON : 9/28/2023 OPEN SPACE PROVIDED :
ISSUED ON : 10/31/2023 OPEN SPACE % OF TOTAL :
UNIT : N/A PHASE :
POD : N/A CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF SUGAR HILL, BRIAN LANCASTER (XPL), 2 LOTS, 0.448 ACRES, SEWER

TOTAL FOR : Plat NO. OF CASES : 6 NO. OF LOTS : 0 TOTAL ACRES : 0.00

GRAND TOTALS

NO. OF CASES : 12

NO. OF LOTS : 0

TOTAL ACRES : 32.43