



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 8/11/2025 to 8/15/2025

Residential Development Permit

CASE NUMBER : RESDEV2024-00052		ADDRESS : 2636 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044		PROJECT : ROYAL TOWNHOMES			
COMMISSION DIST: 2		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 5018 044		DENSITY : N/A		RIZWAN MOMIN IMPERIAL DEVELOPER, LLC 700 WISTERIA VINE LANE LILBURN, GA 30047		TYLER MARCHMAN LJA ENGINEERING 299 SOUTH MAIN ST ALPHARETTA, GA 30009	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A					
RECEIVED ON : 10/17/2024		OPEN SPACE PROVIDED :					
ISSUED ON : 8/11/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : No					
PROJECT DESCRIPTION : NEW, SINGLE-FAMILY SUBDIVISION, TOWNHOMES							
TOTAL FOR : Residential Development Permit		NO. OF CASES : 1		NO. OF LOTS : 0		TOTAL ACRES : 0.00	

Commercial Development Permit

CASE NUMBER : COMDEV2024-00211		ADDRESS : 600 OLD NORCROSS RD, LAWRENCEVILLE, GA 30046		PROJECT : TALBERT OFFICE/WAREHOUSE	
COMMISSION DIST: 1		TOTAL ACRES : 5.04		DEVELOPER	
PARCEL # : 5113 106		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 9/23/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 8/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF LAWRENCEVILLE, NEW, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2025-00048		ADDRESS : 1715 DULUTH HWY, LAWRENCEVILLE, GA 30043		PROJECT : PROPOSED MULTI-TENANT BUILDING	
COMMISSION DIST: 1		TOTAL ACRES : 0.81		DEVELOPER	
PARCEL # : 7073 033		DENSITY : N/A		DESIGNER	
				RAJ GIDWANI EXCLUSIVE PROPERTY INTERESTS LLC 3651 PEACHTREE PARKWAY SUWANEE, GA 30024	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		JEFFREY MASISAK MASS ENGINEERING AND CONSULTANT, LLC. 3459 ACWORTH DUE WEST ROAD ACWORTH, GA 30101	
RECEIVED ON : 2/20/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 8/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2025-00074		ADDRESS : 6590 SUGARLOAF PKWY, DULUTH, GA 30097		PROJECT : CHASE	
COMMISSION DIST: 1		TOTAL ACRES : 1.63		DEVELOPER	
PARCEL # : 7122 185		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 3/24/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 8/11/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2025-00102		ADDRESS : 4225 PHIL NIEKRO PKWY, NORCROSS, GA 30093		PROJECT : PHIL NIEKRO PARKWAY	
COMMISSION DIST: 2		TOTAL ACRES : 2.84		DEVELOPER	
PARCEL # : 6175 203		DENSITY : N/A		DESIGNER	
				JASON COPENHAVER JTC ENGINEERING, LLC 238 CODDINGTON CT SUWANEE, GA 30024	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 4/17/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 8/13/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2025-00145		ADDRESS : 1915 WEST PARK PLACE BLVD, STONE MOUNTAIN, GA 30084		PROJECT : COSTCO STONE MOUNTAIN
COMMISSION DIST: 2	TOTAL ACRES : 20.41	DEVELOPER		DESIGNER
PARCEL # : 6060 006	DENSITY : N/A	RENEE RUTHERFORD COSTCO WHOLESALE CORPORATION 999 LAKE DRIVE ISSAQUAH, WA 98027		JULIA MILLER AEC, INC. 50 WARM SPRINGS CIRCLE ROSWELL, GA 30075
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A			
RECEIVED ON : 6/23/2025	OPEN SPACE PROVIDED :			
ISSUED ON : 8/15/2025	OPEN SPACE % OF TOTAL :			
UNIT : N/A	PHASE :			
POD : N/A	CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT				
CASE NUMBER : COMDEV2025-00146		ADDRESS : 1755 BUFORD DAM RD, BUFORD, GA 30518		PROJECT : GC WATER (SHOAL CREEK FILTER PLANT)
COMMISSION DIST: 4	TOTAL ACRES : 81.15	DEVELOPER		DESIGNER
PARCEL # : 7362 002	DENSITY : N/A	MARK LAWRENCE GWINNETT COUNTY DEARTMENT 1755 BUFORD DAM RD BUFORD, GA 30518		CHRISTIAN HELFRICH RUMMEL, KLEPPER & KAHL, LLP 5901 PEACHTREE DUNWODDY RD SANDY SPRING, GA 30328
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A			
RECEIVED ON : 6/24/2025	OPEN SPACE PROVIDED :			
ISSUED ON : 8/13/2025	OPEN SPACE % OF TOTAL :			
UNIT : N/A	PHASE :			
POD : N/A	CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT				
CASE NUMBER : COMDEV2025-00152		ADDRESS : 3200 NORTH BERKELEY LAKE RD, DULUTH, GA 30096		PROJECT : P & L INVESTMENTS, INC.
COMMISSION DIST: 1	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER
PARCEL # : 6267 054	DENSITY : N/A	ANDREW SILVERMAN STONEMOUNT FINANCIAL GROUP 3280 PEACHTREE RD TERMINUS 100 ATLANTA, GA 30305		CHRIS A CARTER CARTER HARKLEROAD GROUP 94 E CROGAN ST LAWRENCEVILLE, GA 30046
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A			
RECEIVED ON : 6/30/2025	OPEN SPACE PROVIDED :			
ISSUED ON : 8/13/2025	OPEN SPACE % OF TOTAL :			
UNIT : N/A	PHASE :			
POD : N/A	CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF DULUTH, REDEVELOPMENT, COMMERCIAL DEVELOPMENT				
TOTAL FOR : Commercial Development Permit		NO. OF CASES : 7	NO. OF LOTS : 0	TOTAL ACRES : 111.88

CASE NUMBER : PLAT2024-00211

ADDRESS : PADEN DR (300 BLOCK),
LAWRENCEVILLE, GA 30044

PROJECT : BARRERA, SHIRLEY (XPL)

COMMISSION DIST: 2

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 5017 153

DENSITY : N/A

SHIRLEY BARRERA
552 DESMOND DRIVE
LAWRENCEVILLE, GA 30044JOSH L. LEWIS IV
GEORGIA LAND SURVEYING CO.
155 CLIFTWOOD DRIVE
ATLANTA, GA 30328STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 5/8/2024

OPEN SPACE PROVIDED :

ISSUED ON : 8/15/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : BARRERA, SHIRLEY (XPL), R-100, 1 LOT, 1.16 ACRES, SEPTIC

CASE NUMBER : PLAT2024-00453

ADDRESS : ROCKBRIDGE RD (2100 BLOCK),
STONE MOUNTAIN, GA 30087

PROJECT : PARKLAND COMMUNITIES (XPL)

COMMISSION DIST: 2

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 6058 007

DENSITY : N/A

KEVIN CARDINAL
PARKLAND COMMUNITIES
925 NORTH POINT PARKWAY SUITE
320
ALPHARETTA, GEORGIA 30005CHAYCE BELL
LJA SURVERYING INC.
4525 SOUTH LEE ST
BUFORD, GA 30518STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 11/7/2024

OPEN SPACE PROVIDED :

ISSUED ON : 8/11/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : PARKLAND COMMUNITIES (XPL), RTH PER RZM2024-00006, 2 LOTS, 4.94 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00040		ADDRESS : SOUTH BOGAN RD (3800 BLOCK), BUFORD, GA 30519		PROJECT : MEREDITH SIMES TRACTS (XPL)	
COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 7220 015	DENSITY : N/A	MERIDITH SIMES SIMES SIGNATURE PROPERTIES 23 MORGAN STREET BUFORD, GEORGIA 30518		CHRIS BALDWIN THOMAS AND HUTTON 5074 BRISTOL INDUSTRIAL WAY BUFORD, GA 30518	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 1/29/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 8/11/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : MEREDITH SIMES TRACTS (XPL), R-100, 6 LOTS, 5.47 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00125		ADDRESS : CENTERVILLE HWY (3800 BLOCK), SNELLVILLE, GA 30039		PROJECT : PARKWAY JAMES	
COMMISSION DIST: 2	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 6013 014	DENSITY : 5.82	WAYNE MOREHEAD SENIOR DESIGN GROUP 3112 MAIN STREET, SUITE 200 DULUTH, GA 30096		JERRY D. WOOD DUSOUTH SURVEYING & ENGINEERING, INC. 22 SOUTH BARNETT SHOALS ROAD WATKINSVILLE, GA 30677	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 4/8/2025	OPEN SPACE PROVIDED : 4.10				
ISSUED ON : 8/15/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, R-TH PER RZM2021-00012, 36 LOTS, 6.19 ACRES, 4.10 ACRES OPEN SPACE, SEWER					

CASE NUMBER : PLAT2025-00140		ADDRESS : KELLY GLEN COURT (3200 BLOCK), DACULA, GA 30019		PROJECT : DOMBROWSKI, S RICHARD (XPL)	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 5325 028	DENSITY : N/A	RICHARD DOMBROWSKI RICHARD S DOMBROWSKI 3280 KELLY GLEN COURT DACULA, GA 30019		ZACK GARRETT GARRETT LAND SURVEYING, LLC 102 ETHRIDGE WAY HARTWELL, GA 30643	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 4/18/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 8/11/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : DOMBROWSKI, S RICHARD (XPL), RA-200, 2 LOTS, 7.31 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00167		ADDRESS : OAK RIDGE CIR (1700 BLOCK), GA		PROJECT : STILLWOOD FOREST			
COMMISSION DIST: 2		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 6075 095		DENSITY : N/A		MICHAEL GOFF 1706 OAK RIDGE CIRCLE STONE MOUNTAIN, GA 30087		PATRICK F CAREY KEYSTONE LAND SURVEYING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GA 30046	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A					
RECEIVED ON : 5/5/2025		OPEN SPACE PROVIDED :					
ISSUED ON : 8/15/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : Yes					
PROJECT DESCRIPTION : STILLWOOD FOREST (XPL), R100, 2 LOTS, 1.30 ACRES, SEPTIC.							
CASE NUMBER : PLAT2025-00170		ADDRESS : SUWANEE DAM RD (6400 BLOCK), BUFORD, GA 30518		PROJECT : PARKVIEW LANDING			
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 7364 068		DENSITY : 4.45		MICHAEL PHELPS SOUTHERN HERITAGE HOME BUILDERS, LLC 390 BROGDON ROAD SUWANEE, GA 30024		LEE JAY JOHNSON LAND DEVELOPMENT SURVEYORS, INC. P.O. BOX 2050 DACULA, GA 30019	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A					
RECEIVED ON : 5/7/2025		OPEN SPACE PROVIDED :					
ISSUED ON : 8/13/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : No					
PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, TND PER RZM2021-00016, 44 LOTS, 9.87 ACRES, 1.99 ACRES OPEN SPACE, SEWER							
CASE NUMBER : PLAT2025-00226		ADDRESS : SOUTH WATERWORKS RD (2700 BLOCK), BUFORD, GA 30518		PROJECT : DALE BROWN			
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 7328 008		DENSITY : N/A		SHEILA CROFT GRAVEL SPRINGS PROPERTIES, LLC 194 MORENO ST BUFORD, GA 30518		J. SCOTT SMITH DIVERSIFIED TECHNICAL GROUP, L.L.C. 2700 BRASELTON HWY DACULA, GA 30019	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A					
RECEIVED ON : 6/11/2025		OPEN SPACE PROVIDED :					
ISSUED ON : 8/12/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : Yes					
PROJECT DESCRIPTION : CITY OF BUFORD, COMMERCIAL PLATTING ONLY, C-2, 2 LOTS, 1.20 ACRES, SEWER							

CASE NUMBER : PLAT2025-00244		ADDRESS : ROSEBUD DR (3000 BLOCK), SNELLVILLE, GA 30078		PROJECT : SOLEIL SUMMIT CHASE PHASE 1C	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5094 326		DENSITY : N/A		JOHN O'BRIANT PATRICK MALLOY COMMUNITIES 4770 S. ATLANTA RD SE, SUITE 100 SMYRNA, GA 30080	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		CHRIS SANFORD PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH COURT PEACHTREE CORNERS, GA 30092	
RECEIVED ON : 6/24/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 8/11/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF SNELLVILLE, SINGLE FAMILY SUBDIVISION, PHASE 1C, RO, 37 LOTS, 12.18 ACRES, 2.00 ACRES OPEN SPACE, SEWER					
CASE NUMBER : PLAT2025-00276		ADDRESS : STONEHEDGE DR (10 BLOCK), BUFORD, GA 30518		PROJECT : SOUTHERN HERITAGE HOME BUILDERS (XPL)	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 7302 054		DENSITY : N/A		MICHAEL PHELPS SOUTHERN HERITAGE HOMES 390 BROGDON RD SUWANEE, GA 30024	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		BRIAN SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL RD BUFORD, GA 30519	
RECEIVED ON : 7/21/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 8/11/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF BUFORD, SOUTHERN HERITAGE HOME BUILDERS (XPL), R-100, 2 LOTS, 0.42 ACRES					
TOTAL FOR : Plat		NO. OF CASES : 10		NO. OF LOTS : 0	
				TOTAL ACRES : 0.00	

Land Disturbance Permit

CASE NUMBER : LANDIS2025-00003

ADDRESS : 4515 LENORA CHURCH RD,
SNELLVILLE, GA 30039PROJECT : GC PARK (LENORA PARK) -
COMMUNITY RECREATION CENTER

COMMISSION DIST: 3

TOTAL ACRES : 112.46

DEVELOPER

DESIGNER

PARCEL # : 4319 028

DENSITY : N/A

CHRIS MINOR
GWINNETT COUNTY PARKS &
RECREATION
75 LANGLEY DR
LAWRENCEVILLE, GA 30046ALISHA FRYDRYCH
CPL
3011 SUTTON GATE DR
SUWANEE, GA 30024

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 6/2/2025

OPEN SPACE PROVIDED :

ISSUED ON : 8/12/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : DEMOLITION AND INSTALLATION OF FIRST PHASE EROSION CONTROL MEASURES.

CASE NUMBER : LANDIS2025-00005

ADDRESS : 2361 GRADY RIDGE DR, DULUTH, GA
30097

PROJECT : TPC AT SURGARLOAF, INC

COMMISSION DIST: 1

TOTAL ACRES : 1.40

DEVELOPER

DESIGNER

PARCEL # : 7158 178

DENSITY : N/A

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 7/16/2025

OPEN SPACE PROVIDED :

ISSUED ON : 8/14/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : LAND DISTURBANCE ONLY, LDP Permit for Clearing & Grubbing ONLY. Owner is getting the lots cleaned up to get ready to sell.

TOTAL FOR : Land Disturbance Permit**NO. OF CASES : 2****NO. OF LOTS : 0****TOTAL ACRES : 113.86****GRAND TOTALS****NO. OF CASES : 20****NO. OF LOTS : 0****TOTAL ACRES : 225.74**