



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 8/18/2025 to 8/22/2025

Commercial Development Permit

CASE NUMBER : COMDEV2022-00078

ADDRESS : 3575 LEE RD, SNELLVILLE, GA 30039

PROJECT : ROSIE PLAZA RETAIL CENTER

COMMISSION DIST: 3

TOTAL ACRES : 1.00

DEVELOPER

DESIGNER

PARCEL # : 4320 150

DENSITY : N/A

JOSEPH LLOYD
ROSIE PLAZA
218 BEACH 31ST STREET
FAR ROCKAWAY, NY 11691

ANTHONY WIGGINS
PINNACLE LAND DEVELOPMENT, INC.
457 YOUNG JAMES CIRCLE
STOCKBRIDGE, GA 30281

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 2/9/2022

OPEN SPACE PROVIDED :

ISSUED ON : 8/18/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT

CASE NUMBER : COMDEV2024-00251

ADDRESS : 3510 BUFORD DR, BUFORD, GA 30519

PROJECT : PREMIER NISSAN PARKING

COMMISSION DIST: 4

TOTAL ACRES : 0.64

DEVELOPER

DESIGNER

PARCEL # : 7186 018

DENSITY : N/A

TIM BARNETT
PREMIER NISSAN MALL OF GEORGIA
3520 GA-20
ATLANTA, GA 30519

ASATO MASUYAMA
LJA ENGINEERING
299 SOUTH MAIN STREET
ALPHARETTA, GA 30009

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 11/12/2024

OPEN SPACE PROVIDED :

ISSUED ON : 8/21/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF BUFORD, NEW, COMMERCIAL DEVELOPMENT

CASE NUMBER : COMDEV2024-00294		ADDRESS : 1731 PEACHTREE INDUSTRIAL, BUFORD, GA 30519		PROJECT : PEACHTREE INDUSTRIAL COMMERCE CENTER
COMMISSION DIST: 4		TOTAL ACRES : 68.70	DEVELOPER	DESIGNER
PARCEL # : 7304 003		DENSITY : N/A	JOHN YOUNG SDP PEACHTREE MILL, LLC 3715 NORTHSIDE PKWY, BLDG 400, STE 425 ATLANTA, GA 30327	MARC SNYDER PAULSON MITCHELL, INC. 85-A MILL STREET, STE 200 ROSWELL, GA 30075
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 12/20/2024		OPEN SPACE PROVIDED :		
ISSUED ON : 8/18/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF BUFORD, NEW, COMMERCIAL DEVELOPMENT				

CASE NUMBER : COMDEV2025-00030		ADDRESS : 0 ALLEN LAKE LN, SUWANEE, GA 30024		PROJECT : RIVERMOORE PARK LAKES AND DAM
COMMISSION DIST: 4		TOTAL ACRES : 3.80	DEVELOPER	DESIGNER
PARCEL # : 7279 160		DENSITY : N/A		AARON MICHAEL ARROWOOD SCHNABEL ENGINEERING 6445 SHILOH ROAD ALPHARETTA, GEORGIA 30005
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 2/2/2025		OPEN SPACE PROVIDED :		
ISSUED ON : 8/19/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : No		

PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT, THE PROJECT INVOLVES RESTORATION ACTIVITIES WITH RIVERMOORE PARK LAKES. PLANS ARE TO REMOVE APPROXIMATELY 3,000 CUBIC YARDS OF SEDIMENT (APPROXIMATELY 1,500 CUBIC YARDS FROM EACH LAKE) THAT HAS BEEN DEPOSITED IN THE LAKES. THE SEDIMENT WILL BE REMOVED BY A SUITABLE METHOD, TO BE DETERMINED BY THE CONTRACTOR. DEPENDING ON REMOVAL METHOD, WOODEN MATS WILL BE PLACED ONTO SENSITIVE AREAS AS NEEDED TO REMOVE SEDIMENT DEPOSITS. THE EXCAVATED MATERIAL WILL BE PLACED INTO DUMP TRUCKS WITH SEALED BEDS FOR TRANSPORT TO A DISPOSAL AREA.

THE PROJECT ALSO INVOLVES MODIFICATIONS TO THE LOWER LAKE DAM. MODIFICATIONS ARE INTENDED TO REMEDIATE OBSERVED DEFICIENCIES AND IMPROVE THE SPILLWAY EFFICIENCY. IN GENERAL, THE WORK WILL INVOLVE REMOVING THE EXISTING PRINCIPAL SPILLWAY,REMOVING INAPPROPRIATE VEGETATION FROM THE EMBANKMENT, CONSTRUCTING A NEW PRINCIPAL SPILLWAY RISER, PIPE, AND PLUNGE POOL, MODIFYING THE AUXILIARY SPILLWAY, RECONSTRUCTING THE EMBANKMENT, AND ESTABLISHING TURF GRASS COVER.

CASE NUMBER : COMDEV2025-00112		ADDRESS : 0 SUWANEE DAM RD, SUGAR HILL, GA 00000		PROJECT : SUWANEE DAM RD LOTS	
COMMISSION DIST: 4		TOTAL ACRES : 2.49		DEVELOPER	
PARCEL # : 7364 003		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 5/2/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 8/22/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF SUGAR HILL, SANITARY SEWER - SEWER OUTFALL					
TOTAL FOR : Commercial Development Permit		NO. OF CASES : 5		NO. OF LOTS : 0	
				TOTAL ACRES : 76.63	

Plat

CASE NUMBER : PLAT2024-00283		ADDRESS : BUFORD HWY (3600 BLOCK), SUWANEE, GA 30024		PROJECT : YOUNG CREEK	
COMMISSION DIST: 1		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 7197 182		DENSITY : N/A		DESIGNER	
				JAMES YOUNG YOUNG DEVELOPMENT LLC 4261 COMMUNICATIONS DRIVE NORCROSS, GEORGIA 30093	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		CHRIS BALDWIN THOMAS AND HUTTON 5074 BRISTOL INDUSTRIAL WAY BUFORD, GA 30518	
RECEIVED ON : 7/1/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 8/19/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION TOWNHOMES, RTH PER RZM2021-00032, 17 LOTS, 4.255 ACRES, SEWER					
CASE NUMBER : PLAT2025-00105		ADDRESS : GARRETT ROAD (6500 BLOCK), BUFORD, GA 30518		PROJECT : KRISTIE CLEMENTS (XPL)	

CASE NUMBER : PLAT2025-00154		ADDRESS : MCGEE RD (1900 BLOCK), SNELLVILLE, GA 30078		PROJECT : WATSON PARK			
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 5008 001		DENSITY : N/A		DUNCAN CORLEY CKK DEVELOPMENT SERVICES, LLC. 270 NORTH CLAYTON STREET LAWRENCEVILLE, GA 30046		KEVIN RINGO RINGO ABERNATHY & ASSOCIATES, INC. 257 PINECREST LANE BRASELTON, GA 30517	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A					
RECEIVED ON : 4/30/2025		OPEN SPACE PROVIDED :					
ISSUED ON : 8/22/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : No					
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, R-100, 41 LOTS, 27.51 ACRES, SEWER							
CASE NUMBER : PLAT2025-00229		ADDRESS : NEW HOPE RD (600 BLOCK), LAWRENCEVILLE, GA 30046		PROJECT : RHODES GLEN (FKA HICKORY GROVE)			
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 5173 008A		DENSITY : N/A		COREY J. MILLER STANLEY MARTIN HOMES 6285 BARFIELD ROAD SANDY SPRINGS, GA 30328		JASON SCOTT MARROW BGE, INC. 245 TOWNPARK DRIVE KENNESAW, GA 30144	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A					
RECEIVED ON : 6/12/2025		OPEN SPACE PROVIDED :					
ISSUED ON : 8/19/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : Yes					
PROJECT DESCRIPTION : CITY OF LAWRENCEVILLE, SINGLE-FAMILY SUBDIVISON, RS-60, 93 LOTS, 38.41 ACRES, 29.87 DISTURBED ACRES, SEWER							
CASE NUMBER : PLAT2025-00256		ADDRESS : WHITE ST (4800 BLOCK), SUGARHILL, GA 30518		PROJECT : SOUTHVINE HOMES (XPL)			
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 7292 014		DENSITY : N/A		MALONE SMITH SOUTHVINE HOMES GA		CHAYCE BELL LJA SURVEYING 4525 SOUTH LEE ST BUFORD, GA 30518	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A					
RECEIVED ON : 7/3/2025		OPEN SPACE PROVIDED :					
ISSUED ON : 8/21/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : Yes					
PROJECT DESCRIPTION : CITY OF SUGARHILL, SOUTHVINE HOMES (XPL), R-36, 3 LOTS, 0.69 ACRES, SEWER							
TOTAL FOR : Plat		NO. OF CASES : 5		NO. OF LOTS : 0		TOTAL ACRES : 0.00	

Residential Development Permit

CASE NUMBER : RESDEV2025-00015		ADDRESS : 3407 DULUTH HWY, DULUTH, GA 30096		PROJECT : ALDENBROOK (FKA DULUTH HWY TOWNHOMES)	
COMMISSION DIST: 1		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 6293 118		DENSITY : N/A		MADHAV GURRAM ANM HOMES LLC 5974 RESPITE COURT JOHNS CREEK, GA 30097	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DARYL COOK WATTS & BROWNING ENGINEERS, INC. 1349 OLD 41 HWY NW MARIETTA, GA 30060	
RECEIVED ON : 4/21/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 8/22/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF DULUTH - NEW, SINGLE-FAMILY SUBDIVISION, TOWNHOMES					

CASE NUMBER : RESDEV2025-00016		ADDRESS : 3295 HALL CIR, DULUTH, GA 30096		PROJECT : CINQ TOWNHOMES DULUTH	
COMMISSION DIST: 1		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 6293 117		DENSITY : N/A		ROMI PATEL BARAKA DEVELOPMENT LLC 2814 PEBBLE HILL PTE DULUTH, GA 30097	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 4/22/2025		OPEN SPACE PROVIDED :		ABBAS HEIDARI ACR ENGINEERING, INC 600 PINNACLE COURT NORCROSS, GA 30071	
ISSUED ON : 8/18/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF DULUTH, 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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GRAND TOTALS		NO. OF CASES : 12		NO. OF LOTS : 0		TOTAL ACRES : 76.63	
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